



GALFORD CO-OPERATIVE  
MAGAZINE HOUSE



# Apt 15 Model Lodging House, Bloom Street, Salford, M3 6AJ

Jordan Fishwick are pleased to have for sale this 2nd floor one-bedroom apartment in the Model Lodging House. Oozing with character and original features. The property comprises of a entrance hallway, open plan living room which has a pulldown hidden bed, exposed brick and cast iron columns. The kitchen area includes integrated appliances. Double master bedroom with fitted wardrobes, modern and contemporary bathroom with shower attachment. Double glazing. Deansgate & Spinningfields within a 5 minute walk. No Chain. MORTGAGE BUYERS WELCOME

## Price £175,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Situated in Salford, this property benefits from excellent transport links, making it easy to access the vibrant city of Manchester and its many attractions. Local shops, cafes, and parks are within close proximity, ensuring that you have everything you need right at your doorstep.

### Entrance Hall

Wooden flooring and storage cupboard

### Kitchen

7'11" x 7'9"

Range of wall and base units with complimentary kitchen worktop, integrated appliances, extractor fan, electric power sockets.

### Lounge

16'2" x 18'3"

Laminate flooring, exposed brickwork, wooden beams, two double glazed UPVC windows, built in fold-away bed, spot lighting, electric power sockets.

### Bedroom

9'5" x 13'11"

Laminate flooring, fitted wardrobe, spot lighting, double glazed UPVC, electric power sockets, exposed wooden beams

### Bathroom

5'4" x 7'2"

Part tiled bathroom, glass shower screen, rain attachment with mixer, heated chrome towel rail, spot lighting.

## Externally

Each apartment has access to a secured allocated storage unit.

## Additional Information

Service Charge- £3,226.52p PA ( Increased service charge due to the build up in the reserve fund currently an additional £1827.32p, this is due to reduce in Sep 2026 )

Ground Rent- £300.00 Review period every 25 years. next review 2051.

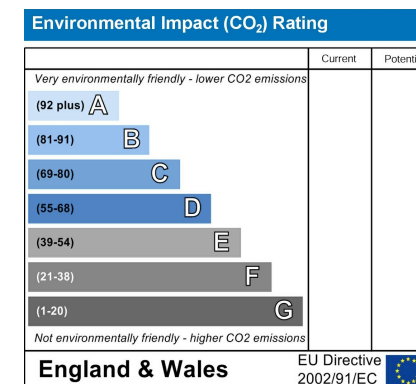
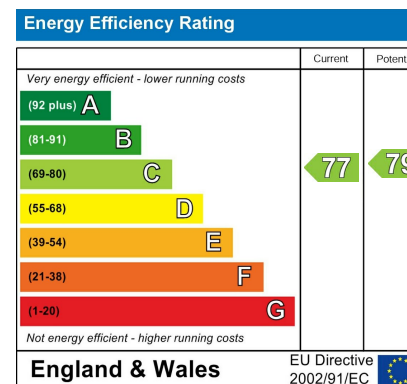
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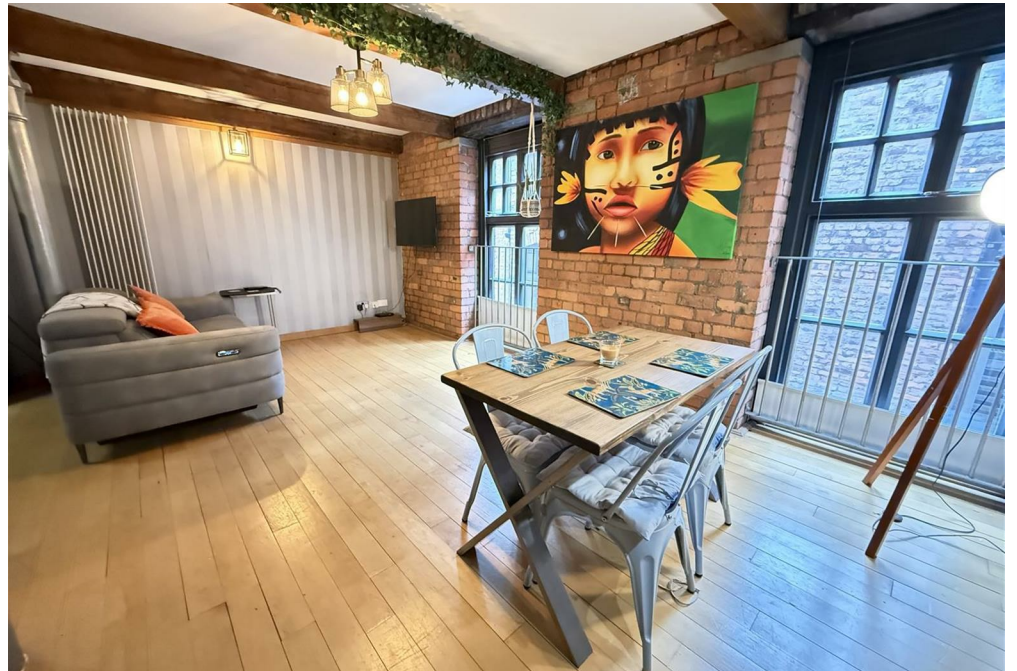
EPC Rating- C

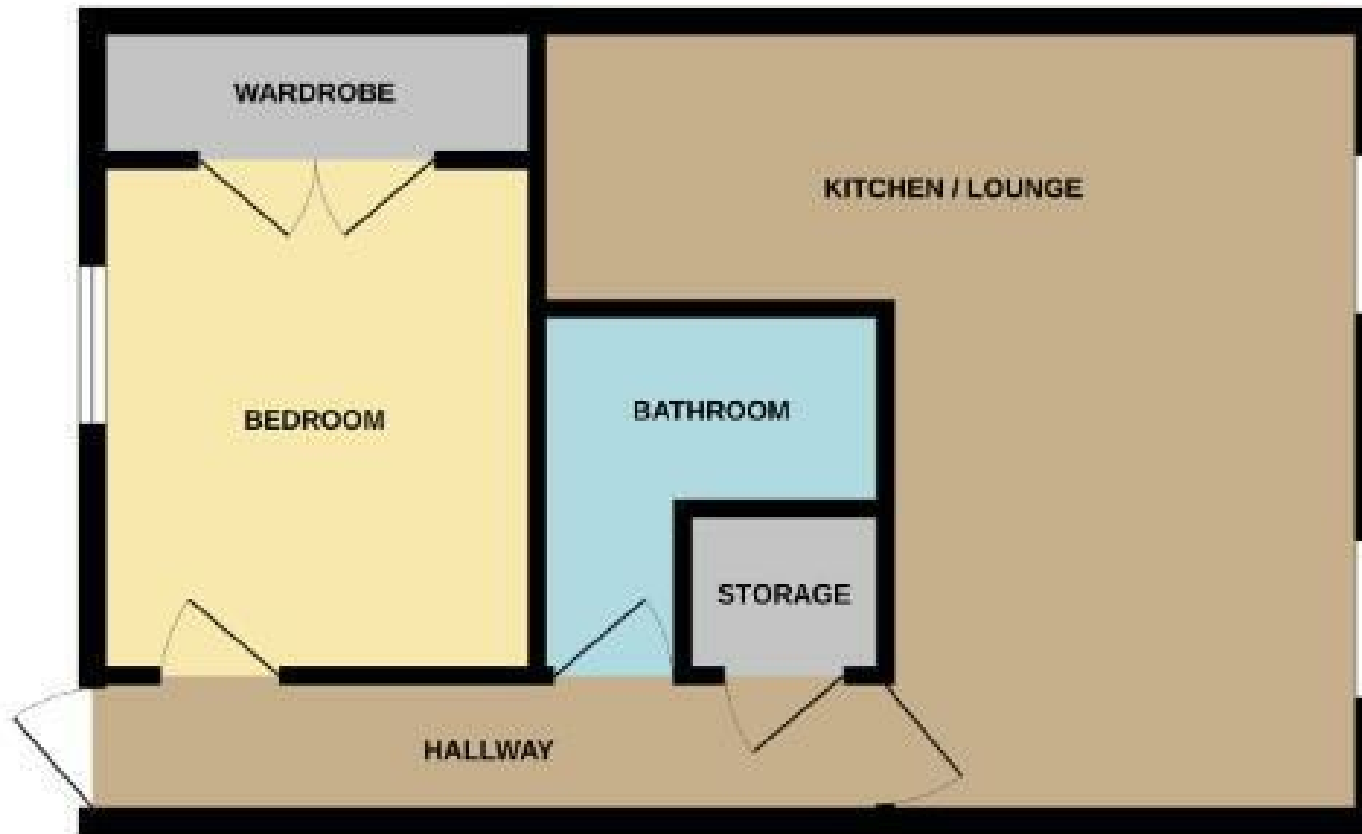
Lease- 125 years from 2001

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

