



Apt 320 Camp Street, New Broughton, Salford, M7 1ZN

EWS1 IN PLACE.

Welcome to this charming apartment located on Camp Street in the vibrant area of Salford. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office. The apartment also features a well-maintained bathroom for your convenience.

Situated in a bustling neighbourhood, this apartment offers easy access to local amenities, shops, and restaurants. The convenience of having parking space for one vehicle adds to the appeal of this property, making it ideal for those who value both comfort and practicality.

Don't miss the opportunity to make this apartment your new home in Salford. Book a viewing today and envision the possibilities that this lovely property has to offer. Located on the 2nd floor with Juliet balcony and parking. EPC Rating B Council Tax Band A. Allocated Parking Space.

Offers Over £115,000

Viewing arrangements

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

Entrance Hall

Laminate Flooring and double storage cupboard housing hot water and washing machine.

Living/Kitchen

18'0" x 8'10"

Upvc double glazed patio door to the Juliet balcony. This room has electric heater and tv point. The kitchen comes with oven, hob and extractor hood, sink unit.

Bedroom One

8'2" x 10'5"

Floor to ceiling Upvc double glazed window, electric heater.

Bedroom Two

10'4" x 6'6"

Upvc double glazed window and electric heater

Bathroom

5'8" x 5'1"

Three piece suite with shower attachment, w.c and wash hand basin. Electric heater

Externally

Communal parking space.

Additional Information

Lease 250 years from 2007

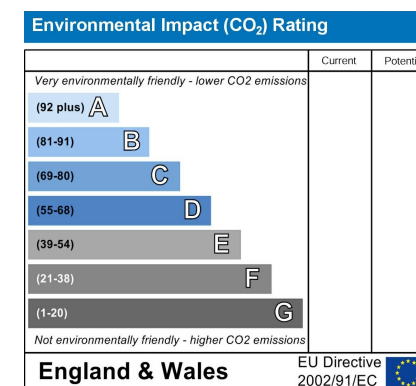
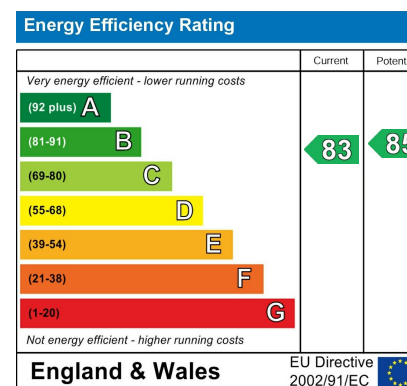
Ground Rent £100 pa

Service Charge £190 per month

Agents Notes

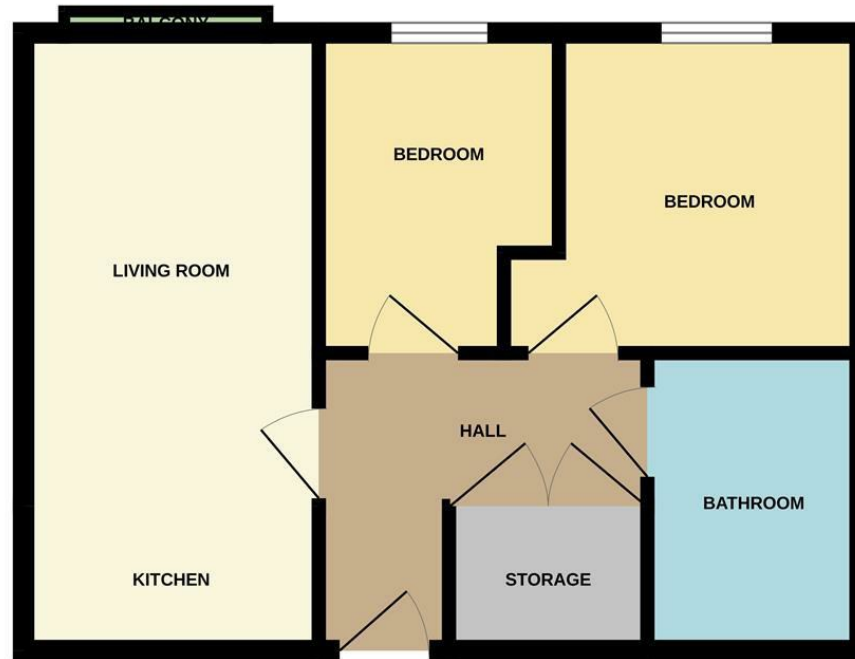
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This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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