



Apt 214 Local Crescent, Block C, 14 Hulme Street, Salford, M5 4ZG

We are pleased to have for sale a stunning Salboy development, this spacious one bedroom apartment found on the second floor of the Local Crescent Development in Salford. The property comprises of a spacious lounge with floor to ceiling windows a kitchen with integrated appliances, a double bedroom with fitted storage, family sized bathroom with modern fixtures and fittings. NO Chain. Mortgage Buyers Welcome. EWS1 Available.

Asking Price £198,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Lounge / Kitchen

16'10" x 21'7"

Spacious lounge with floor to ceiling windows, electric heater, spot lighting, access to the bathroom. The high specification kitchen includes integrated oven / hob, fridge / freezer, extractor fan, dishwasher, under cabinet lighting, gloss base and wall units with complimentary kitchen worktop.

Bedroom

8'10" x 15'4"

Fitted carpets, fitted wardrobe, spot lighting, electric heater, floor to ceiling windows.

Bathroom

6'10" x 5'11"

Part tiled bathroom, bath with shower attachment and mixer, glass shower screen, fitted mirror, spot lighting, low level W.C, hand wash basin, heated chrome electric towel rail.

Externally

Residents Pool, Jacuzzi, Gym and Sauna, communal gardens.

Additional Information

Service Charges £2,822.00 pa

Ground Rent £202.08 pa

Lease 250 years from 2021

Epc Rating- B

Council Tax Band- B

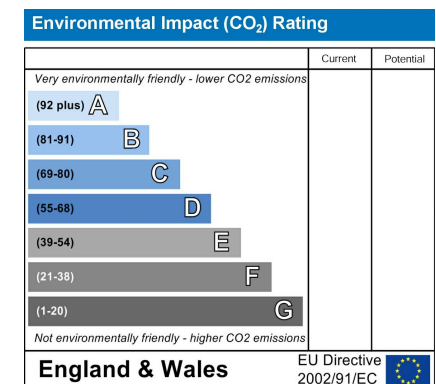
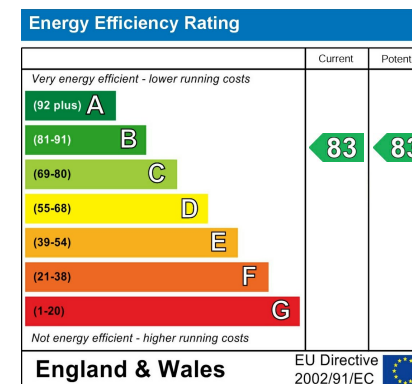
Building Managed - Encore Esates

Agents Notes

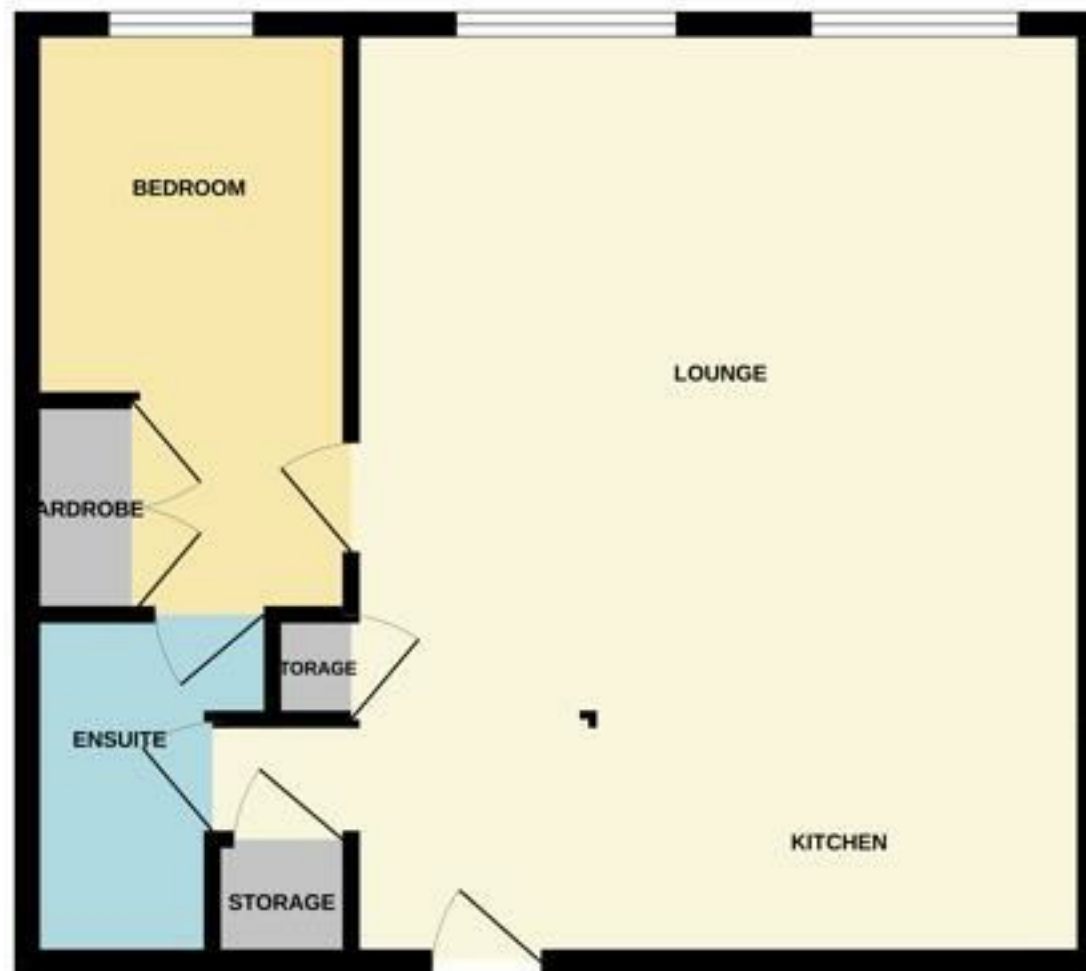
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Disclaimer

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