



# Apt 10 Gilbert House, 2 Elmira Way, Salford, M5 3DE

Jordan Fishwick are pleased to offer for sale this lovely first floor, two bedroom apartment which benefits from a spacious hallway, living room with dining area and Juliet balcony, modern kitchen with dishwasher oven, hob and plumbing for a washing machine. The master bedroom has an en-suite shower room and second double bedroom. Attractive family bathroom room with contemporary fixtures and fittings. Gated Parking Included and Communal Garden. EWS-1

## Price £160,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Situated in a desirable location, 2 Gilbert House offers excellent access to local amenities, including shops, restaurants, and parks, ensuring that everything you need is just a stone's throw away. The vibrant culture of Salford is right at your doorstep, providing a wealth of opportunities for leisure and entertainment.

This apartment is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. Whether you are looking to buy or rent, 2 Gilbert House is a property that deserves your attention. Do not miss the chance to make this lovely apartment your new home.

### Kitchen / Lounge

22'3" x 14'9"

Open plan lounge and kitchen with access to Juliette balcony with views to the communal garden. The kitchen has wall and base units

with complimentary worktop with sink unit, oven/ hob, extractor hood, dishwasher and plumbing for a washing machine.

### Bedroom One

8'6" x 15'8"

Two double glazed windows, electric heater and fitted carpets.

### Bedroom Two

15'1" x 9'6"

Two double glazed windows and electric heater, fitted carpets and access to the en-suite.

### En-Suite

5'2" x 5'4"

Walk in shower cubicle, wash hand basin, w.c and chrome heated towel rail.

## Bathroom

6'6" x 5'10"

Bathroom with shower attachment and mixer, glass screen, fitted mirror, wash hand basin and w.c. Tiled walls and chrome heated towel rail.

## Additional Information

Service Charge- £2002.38 TBC

Ground Rent- £406.58

Leasehold- 150 Years From 2003

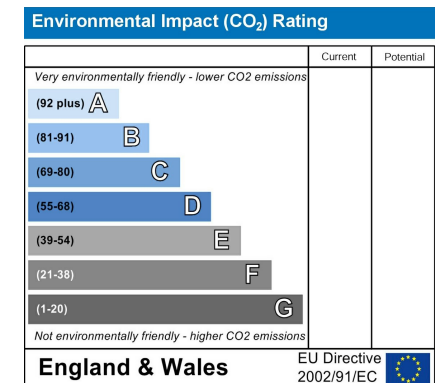
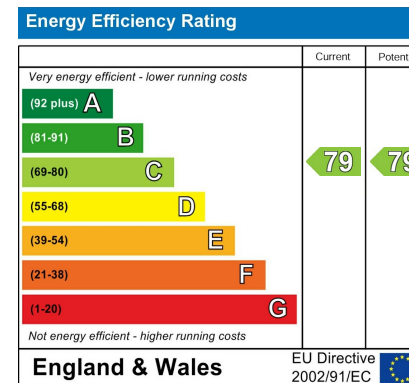
EPC Rating- C

Council Tax Band - B

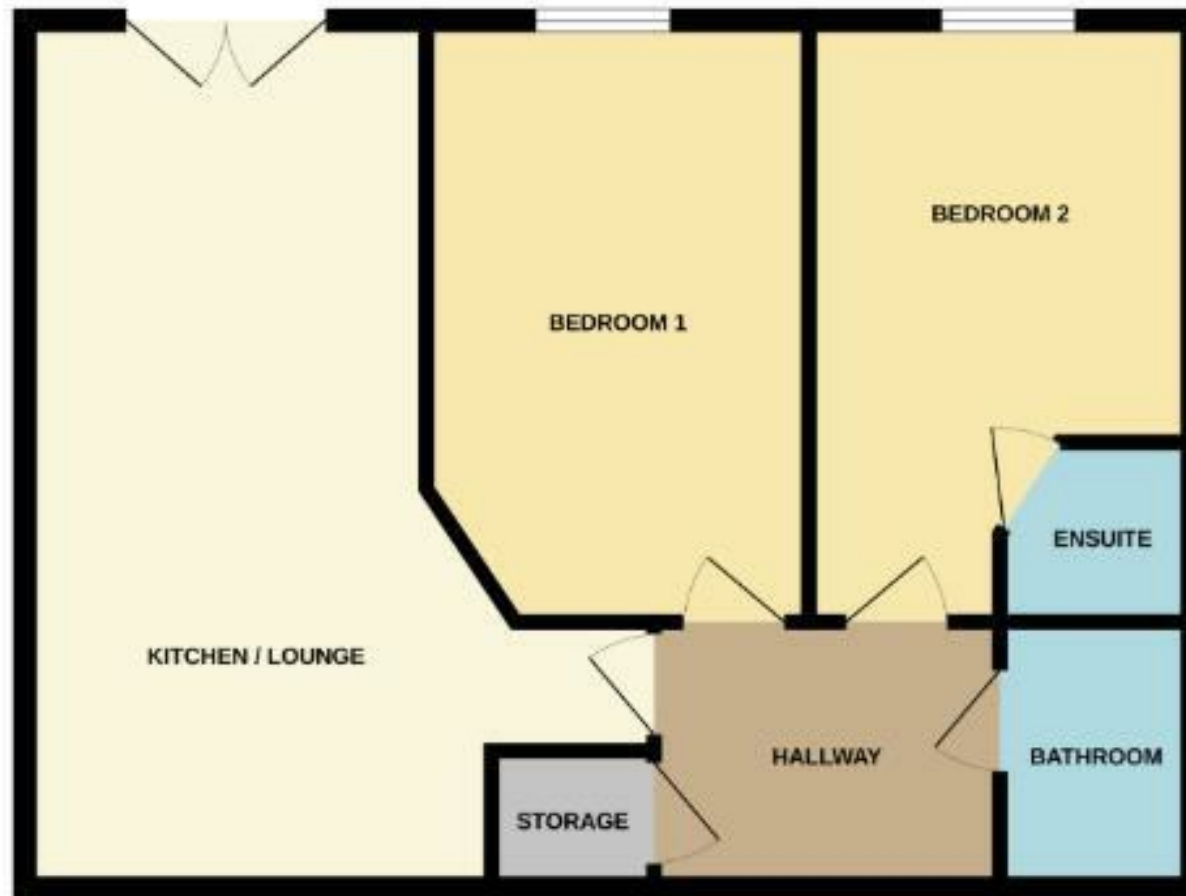
## Agents Notes

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.

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.







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