





# Apt 401 The Mill, South Hall Street, Block A, Salford, M5 4JH

## EWS-1 in Place

An exceptional 4th floor apartment with stunning water views offering a dual aspect through the feature floor to ceiling windows. This two bedroom apartment in the Mill benefits from solid wood flooring the in hallway and living area, a secure allocated parking space and is within fifteen minutes walking distance to Deansgate and Castlefield. The Modern kitchen boasts gloss units with integrated electric oven, dishwasher and separate fridge and freezer. Updated shower room. No chain. Viewing is a must.

## Offers In Excess Of £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring with double storage cupboard housing hot water system and plumbing for a washing machine. Access to all rooms

### Living/Kitchen

21'5" x 15'3"

This bright and spacious room has floor to ceiling windows and corner window with views over the river Irwell. Wooden flooring throughout with a modern high gloss kitchen sink unit, dishwasher, oven, hob and extractor hood, fridge/freezer. TV point and electric heater.

### Bedroom One

13'0" x 10'0"

Double glazed window, electric wall heater and wall spot light

### Bedroom Two

12'3" x 6'8"

Double glazed window, electric wall heater and wall spot light

### Shower Room

6'9" x 6'7"

Double glazed window, walk in shower cubicle, w.c and wash hand basin. Fitted mirror, part tiled walls and floor. Electric towel rail and spot lights

## Externally

Allocated parking space

## Additional Information

Service Charges Approx £4084.12p pa

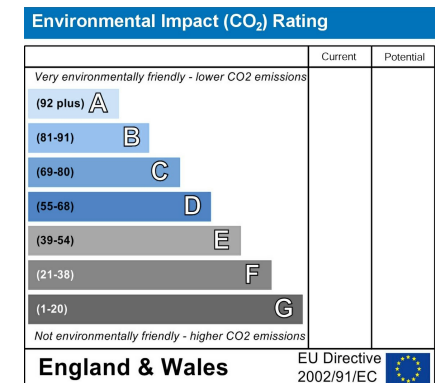
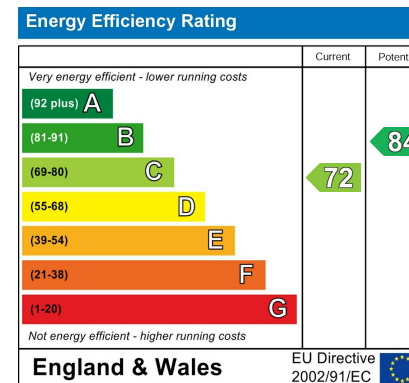
Lease 999 Years From 2004

Ground Rent £107 pa Review period tbc

Building Managed By Stevenson Whyte

## Agents Note

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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)



