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*Jordan Fishwick*

## Apt 6.10 Abito, 85 Greengate, Salford, M3 7ND

We are pleased to have for sale this cozy studio apartment, found on the 6th floor of the Abito development in Salford. Located close to Deansgate, Victoria Station and Selfridges this apartment offers ample storage with a built in unit at the centre of the property incorporating a fitted kitchen, shower cubicle and toilet plus a fold away double bed . There is a balcony off the living space and floor to ceiling windows which brings lots of light exposure to the property. On site concierge. EWS-1 A1 Rating.

# Offers Over £105,000

### 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 city centre and beyond. The surrounding area boasts a variety of amenities, including shops, restaurants, and parks, catering to all your daily needs.

### Studio

24'0" x 12'1"

A large open plan room that is built around a central pod that houses the bathroom suite, fitted kitchen and pull down bed as well as plenty of storage space.

The Living area has double glazed window that looks towards the city centre. Wood effect laminate flooring. Power and light points. TV / phone point.

The Kitchen has power and light points. Built into the pod is a fitted white kitchen with contrasting wooden work surfaces. Housing the stainless steel circular sink unit with mixer tap. Electric oven and dishwasher.

The shower room is built inside the pod is a fitted white three piece suite that incorporates WC, wall mounted wash hand basin with mixer tap and Walk in shower. Tiled floor. Extractor fan. Mirror. Shelving units.

### Spotlights

The bedroom area has the double bed built into the pod and pulls down. Spotlights built into the unit are above the bed.

Wood effect laminate floor.

Balcony.

### Additional information

Service Charge- £1,628.12

Ground Rent- £50.00

EPC Rating- C

Council Tax Band- A

150 years from 2007

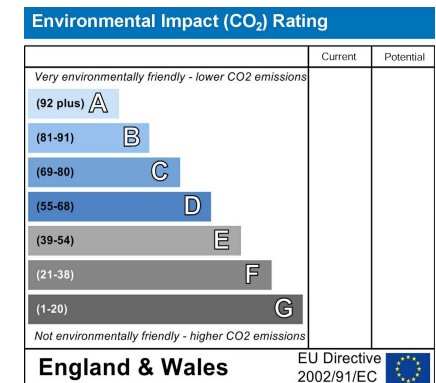
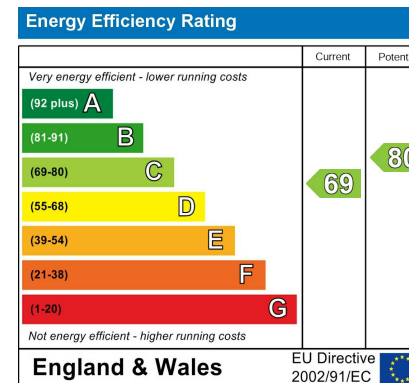
Managing Agent- Living City

### Agents Notes

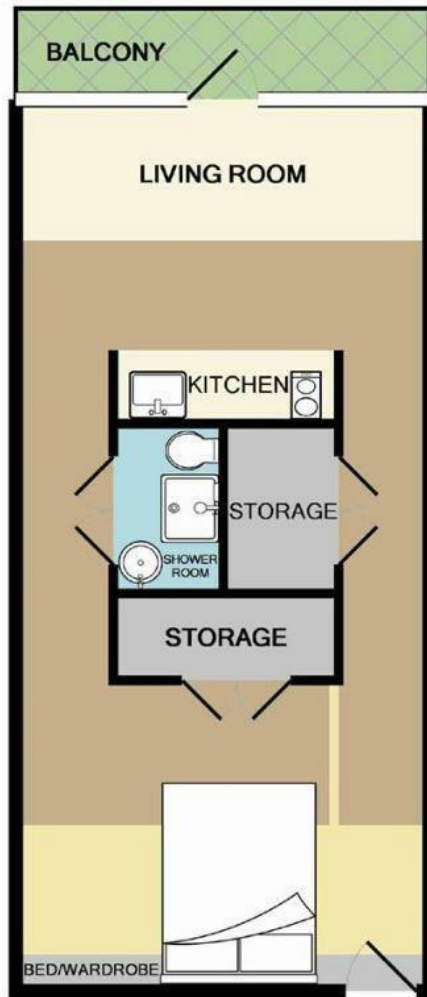
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### Disclaimer

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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)

