





# Apt 312 Local Blackfriars, 54 Bury Street, Salford, M3 7FW

Jordan Fishwick are pleased to offer for sale this stunning 3rd Floor two bedroom apartment in the Local Blackfriar development, on the corner of Blackfriars and Trinity Way. The apartment briefly comprises of entrance hall, open plan living room/kitchen, two double bedrooms, master with en-suite, and a well appointed bathroom. There is a balcony off the living room with far reaching views onto the courtyard. The building provides residents' amenities including a 24/7 gym, fitness studio, with integrated Wexer virtual fitness system/Yoga instructor, Laundrette, Working Space and a cinema lounge, pet wash area. 24 Hour concierge service on site. Available to both Investors and Owner-Occupants

## Offers Around £248,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Salford is known for its rich cultural heritage and excellent transport links, making it an ideal location for those who wish to explore the wider Greater Manchester area. With a variety of local amenities, including shops, restaurants, and parks, you will find everything you need within easy reach.

### Kitchen / Lounge

24'7" x 10'6"

Open plan kitchen and lounge, wall and base units with complimentary worktop and under cabinet lighting, breakfast bar, integrated washing machine, fridge/freezer, oven/hob, extractor fan. The Lounge includes laminate flooring, spot lighting, electric heater, tv access points, access to the balcony.

### Bedroom One

11'6" x 8'9"

Laminated flooring, fitted wardrobe, spot lighting UPVC window, electrical power sockets, fitted blinds.

### En-Suite

5'7" x 6'9"

Part tiled en-suite, shower with rain attachment, low level w/c. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. fitted mirror with complimentary lighting.

### Bedroom Two

9'8" x 13'10"

Access to the en-suite, laminated flooring, fitted wardrobe, spot lighting UPVC window, electrical power sockets, fitted blinds.

## Bathroom

6'10" x 6'7"

Part tiled bathroom, Low level w/c. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. fitted mirror with complimentary lighting.

## Externally

Balcony access through the living room.

## Additional Information

Service Charge: £3,363.08

Lease: 250 year from 2019

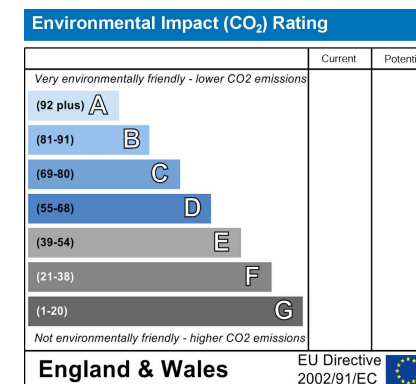
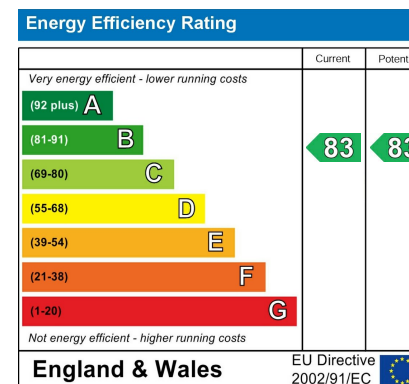
Ground Rent: £350.00. 10 Year Review Period

Council Tax Band- D

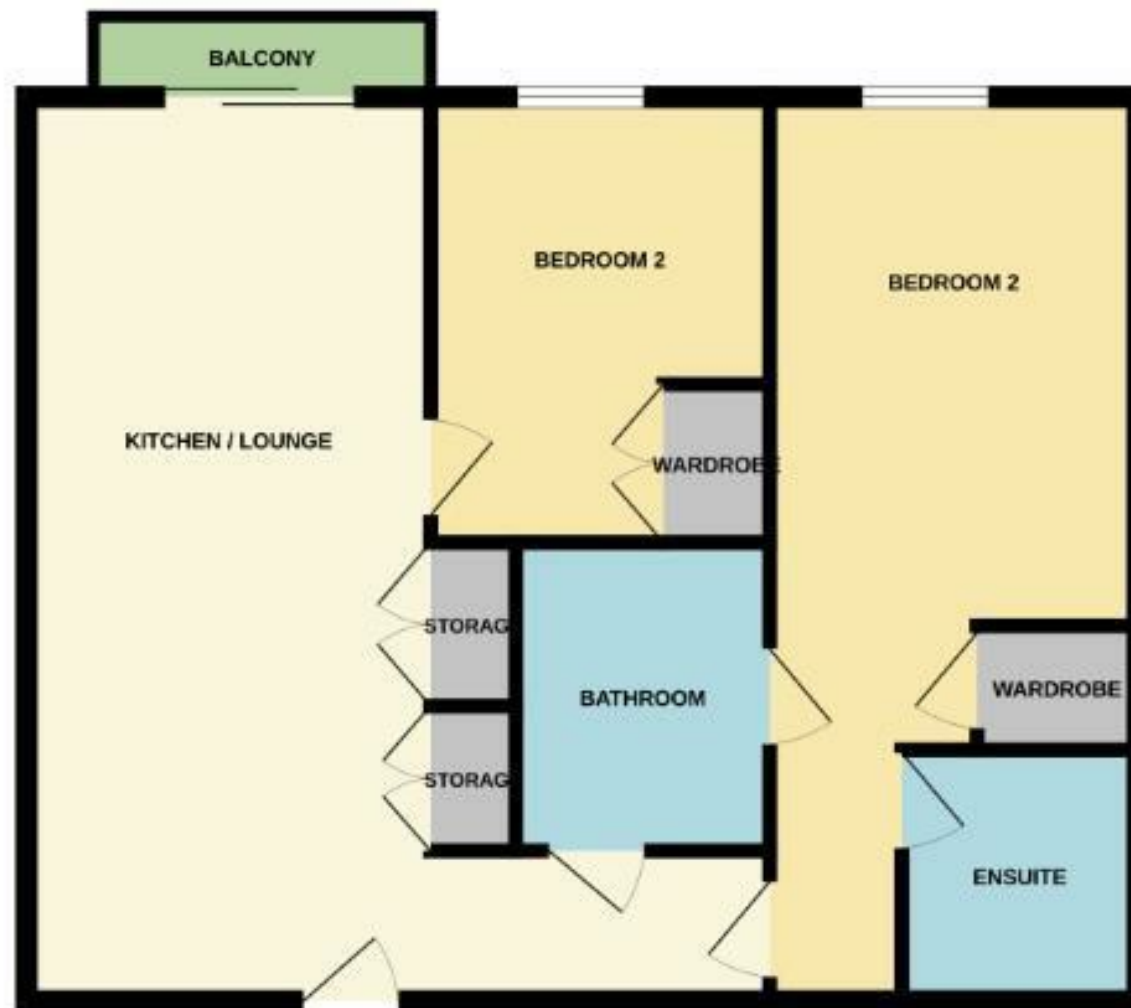
EPC Rating- B

## 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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, 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)



