



RESIDE

MANCHESTER



405 Atelier 265 Chapel Street
Salford, Manchester, M3 5LB

Asking Price £262,000



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Indulge in luxury living with this 2-bedroom residence nestled within the prestigious Atelier community, strategically positioned on the edge of Manchester City Centre and Salford.

Embrace the vibrant atmosphere of this development, home to esteemed establishments like RE:SCULPT Fitness, 414 Barber shop, and the inviting ambience of Procaffeinated.

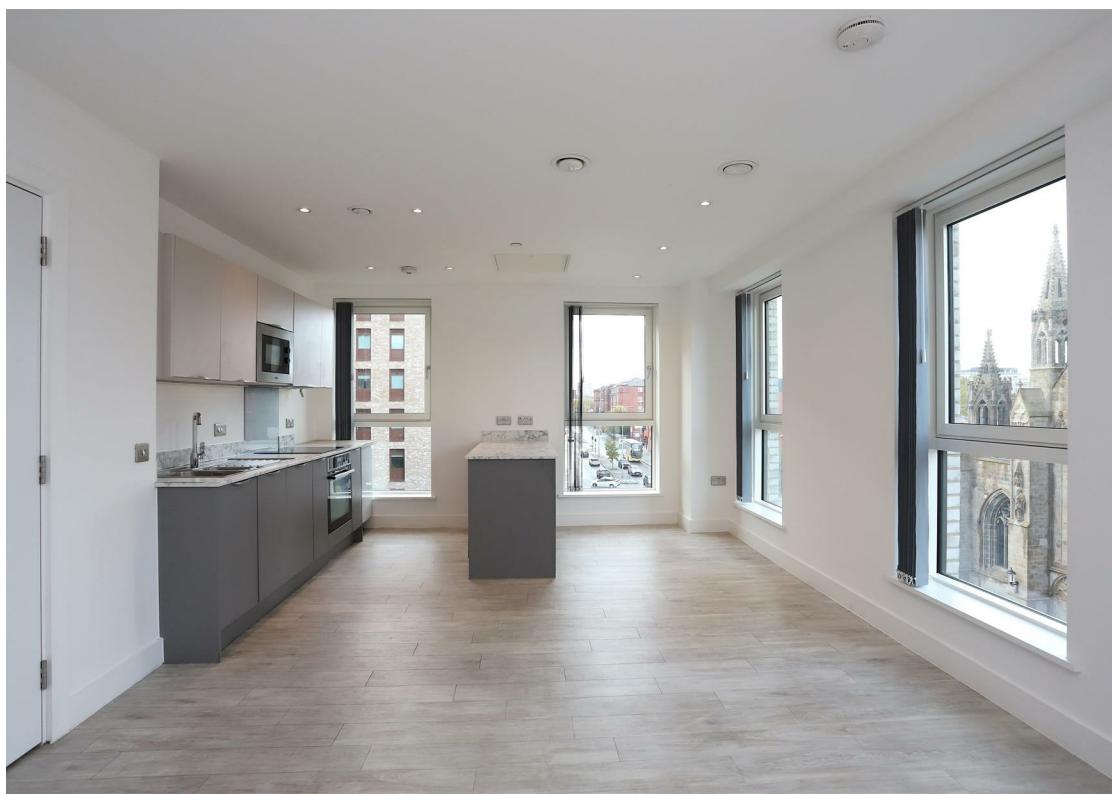
Ascending to the fourth floor, this apartment boasts meticulous attention to detail, evident in its high-spec finish throughout. The airy open-plan layout with large floor to ceiling windows floods the space with natural light, creating an inviting haven for modern-day living.

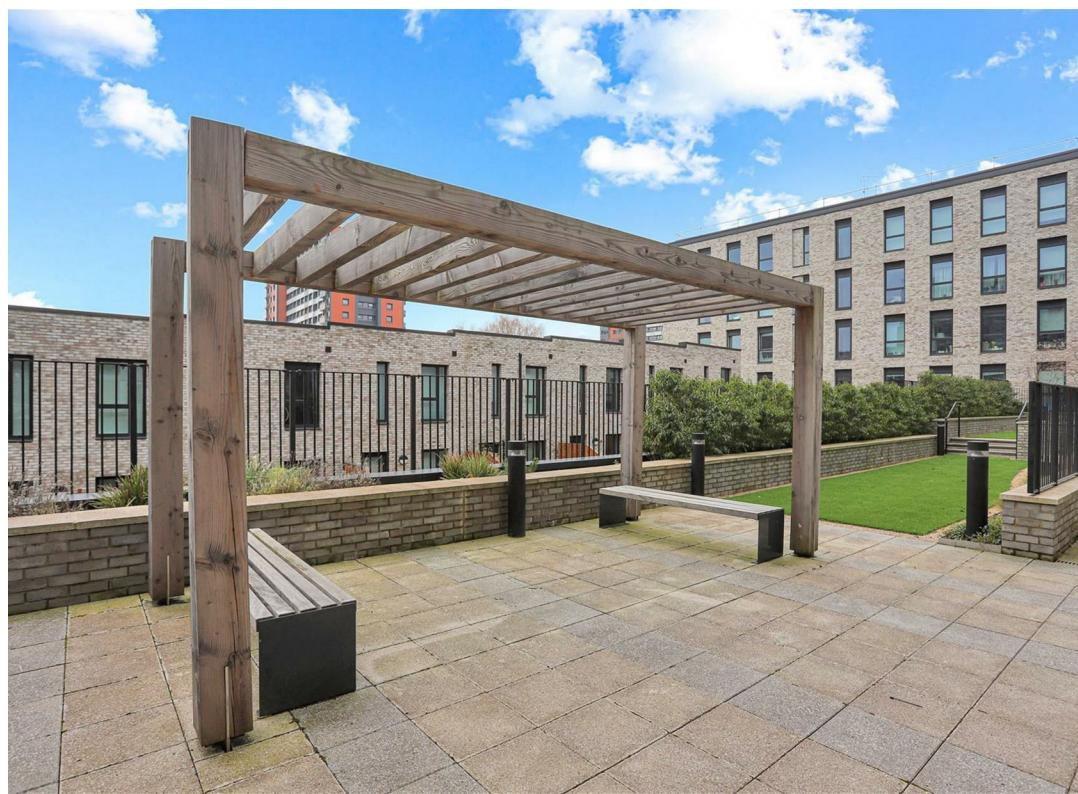
Whether you seek a personal sanctuary or a lucrative investment opportunity, this property caters to both owner-occupiers and investors. Elevate your lifestyle amidst the seamless fusion of luxury and convenience at Atelier.

Atelier

Located on Chapel Street, Salford's historic and civic core, Atelier offers 167 apartments alongside eight ground-floor commercial units. These spaces are used by RE:SCULPT Fitness, 414 Barber shop and Procaffeinated, with many more to come.

The building is fob entry, with a co working spaces and a podium garden located just off level 1. The apartment is located on the fourth floor.





The Tour

Living area - Enter into an open plan living area with white wash wood amtico flooring, video intercom system and full height double glazed window panels.

Kitchen - The Kitchen is fitted with a range of wall and base mounted units with soft closing hinges, integrated Zanussi appliances such as oven, hob with extractor, slimline dishwasher, microwave, full-size fridge and a washer dryer.

Bedrooms - Carpeted flooring, large fitted wardrobes in the primary bedroom, floor to ceiling double glazed window panels, TV and Satellite points and a generous sized balcony in the second bedroom.

En-suite - Tiled flooring, partially tiled walls, ceiling spots, Villeroy and Boch bathroom suite with large walk in shower, Wall hung toilet and basin with electric towel rail, feature wall mounted mirror, under sink drawer and vanity unit.

Bathroom - Tiled flooring, partially tiled walls, ceiling spots, Villeroy and Boch bathroom suite with large bathtub, Wall hung toilet and basin with electric towel rail, feature wall mounted mirror, under sink drawer and vanity unit.

The Area

Whether you are strolling to the independent bars and restaurants of Chapel Street including GK Gallery and tea room, Vero Moderno and Porta or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

Co-Op: 2 minute walk
Spinningfields: 5 minute walk
Peel Park: 5 minute walk
Salford Retail Park: 10 minute walk

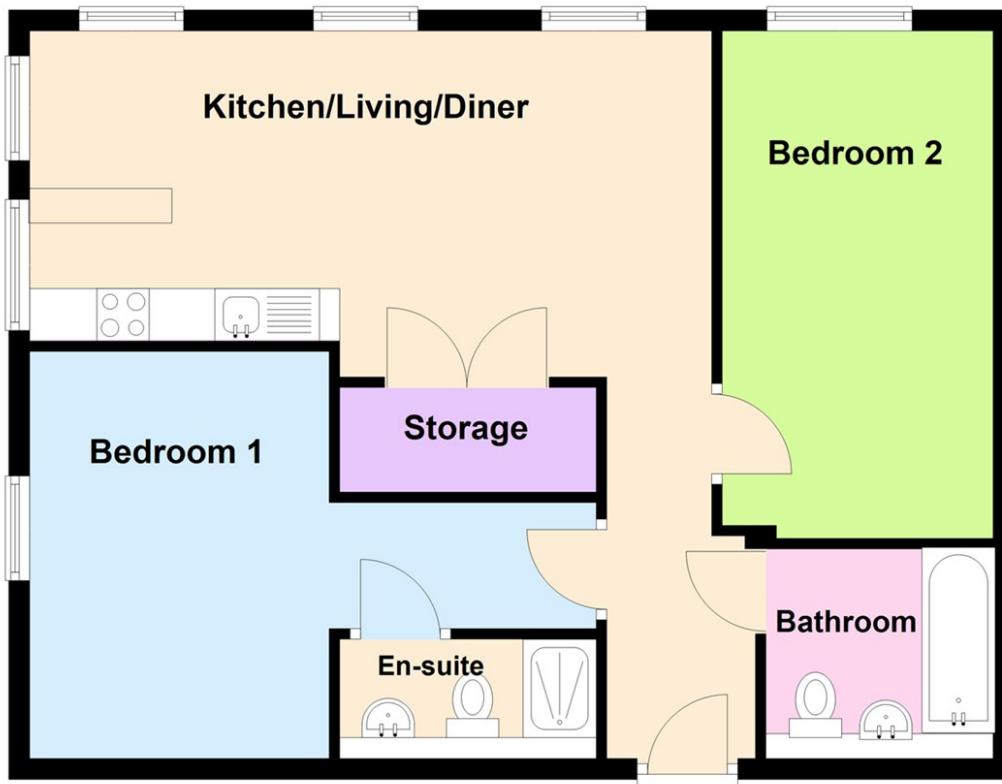
Lease Information

Length of Lease - 250 year lease from October 2019
Ground Rent - Peppercorn
Service Charge - £ per annum
EWS1 - A1 Rating

- Two Bedrooms
- Two Bathrooms
- Corner Unit
- Floor to Ceiling Windows
- Vacant Possession
- EPC Rating B
- EWS1 Form Available
- Minutes From Spinningfields
- Co-Working Space & Podium Gardens
- Fourth Floor Apartment

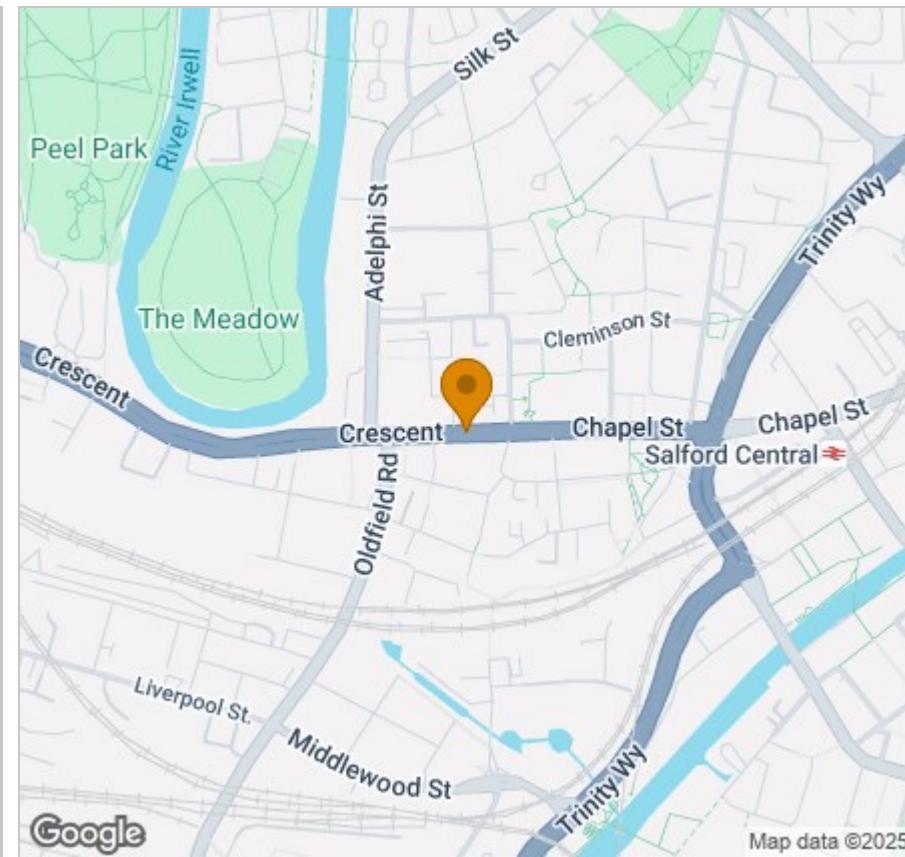
Floor Plan

Fourth Floor



Total area: approx. 64.1 sq. metres (689.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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