



85 Greengate | | Salford | M3 7NB

Asking Price £110,000



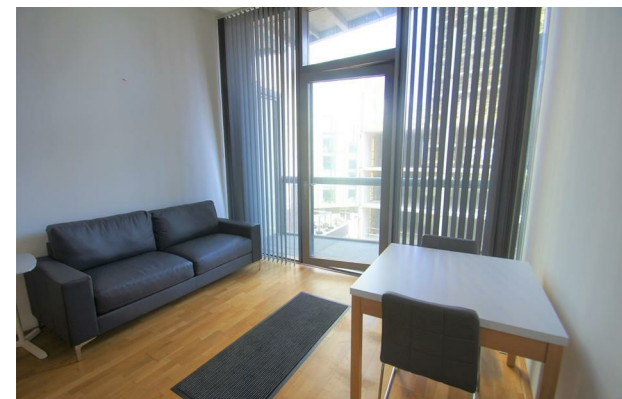
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Nestled in the vibrant Greengates area of Manchester city centre, this charming studio apartment in ABITO, Salford, presents an excellent opportunity for both investors and first-time buyers. Spanning an impressive 352 square feet, this well-appointed third-floor residence boasts a delightful balcony, perfect for enjoying the fresh air and city views.

The studio features a spacious reception room that seamlessly integrates with the sleeping area, providing a versatile living space that is both functional and inviting. The modern bathroom is designed with contemporary fittings, ensuring comfort and convenience for everyday living.

Residents of ABITO benefit from the added luxury of a concierge service, enhancing the overall living experience and providing peace of mind. The property is currently let at

- STUDIO APARTMENT
- 352 SQ FT
- CONCIERGE
- OPEN PLAN LIVING & DINING ROOM WITH FITTED KITCHEN
- STYLISH BATHROOM WITH SHOWER ENCLOSURE
- 3RD FLOOR
- BALCONY
- INTERCOM
- BEDROOM AREA WITH FITTED WARDROBE
- GREENGATE LOCATION



TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
	EU Directive 2002/91/EC	

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