



**Knights Court, Canterbury Gardens, Salford, M5 5AB**

**£109,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! EXTENDED LEASEHOLD AND OFF ROAD PARKING INCLUDED! A well presented 2 bedroom upper floor apartment, located at Knights Court, Canterbury Gardens in the Eccles area of Salford. Offering excellent transport links into Manchester City Centre, with 'Ladywell Point' Tram Stop only a minutes walk and the M60 motorway junction close by. Briefly comprises of the following, an entrance lobby, a very spacious lounge, kitchen, 2 double sized bedrooms and a family bathroom with a 3 piece suite, including a basin, toilet and a bath tub with an electric shower over the bath. Comes with double glazed windows throughout and warmed by gas central heating. An epc is ordered and will be live on the advert soon. Leasehold with 152 years left on the leasehold. Management fees for the site are 254.00 pounds per month. (Ground rent payable is within the management fee).



## ACCOMMODATION

### **Entrance Hallway** 7' 10" x 10' 3" (2.4m x 3.13m)

The entrance hallway. Decorated in neutral colours with a burgundy coloured carpet.

### **Lounge** 13' 7" x 13' 9" (4.14m x 4.19m)

A spacious lounge to the front of the apartment. Decorated in neutral colours with a light brown carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 10" x 9' 10" (3.0m x 3.0m)

A good sized kitchen to the rear of the property. Plumbed in for a washing machine, with space for an electric hob and oven. A double glazed window is fitted to the rear aspect.

### **Master bedroom** 11' 7" x 13' 7" (3.52m x 4.15m)

A double sized master bedroom to the rear of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 11" x 10' 11" (3.64m x 3.33m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 8' 8" x 5' 11" (2.65m x 1.8m)

A good sized Family bathroom with a 3 piece suite in cream. Comes with a basin, toilet and a bath tub with an electric shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



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# Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

