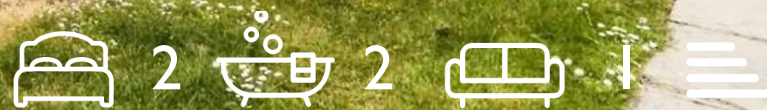




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# The Gatehouse

Per Month £1,300 Per Month

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

This beautifully presented two-bedroom apartment offers stylish and spacious single-storey living in one of Salford's most desirable developments. Set behind an impressive gatehouse entrance and surrounded by landscaped grounds, the property combines luxury and convenience. Situated within easy reach of local amenities, excellent transport links, and just a short commute to Manchester city centre, the apartment benefits from a secure gated car park and a well-maintained communal entrance. Internally, the property features a welcoming hallway leading to two generous double bedrooms. The principal bedroom boasts a sleek en suite shower room, while the second bedroom is serviced by a stunning main bathroom, complete with a freestanding roll-top bath and contemporary feature basin. The spacious open-plan living and dining area offers an ideal space for relaxing or entertaining and flows effortlessly into a modern high-gloss kitchen, fully equipped with integrated appliances and finished to a high specification. With its secure setting, elegant design, and prime location, this is a rare opportunity to own a unique and high-quality apartment in Salford.





## KEY FEATURES

- BEAUTIFULLY PRESENTED
- 2 DOUBLE BEDROOMS
- GATED ENTRANCE
- SET IN LANDSCAPED GARDENS
- EXCELLENT TRANSPORT LINKS
- EPC TBA



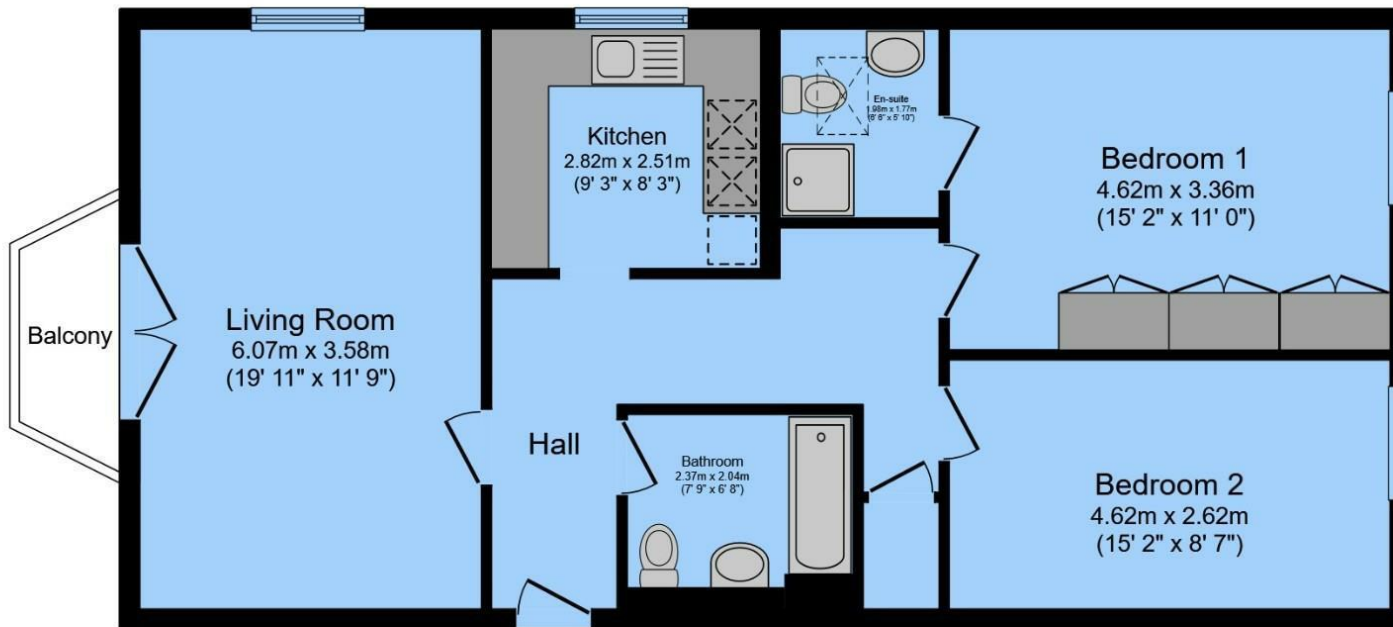






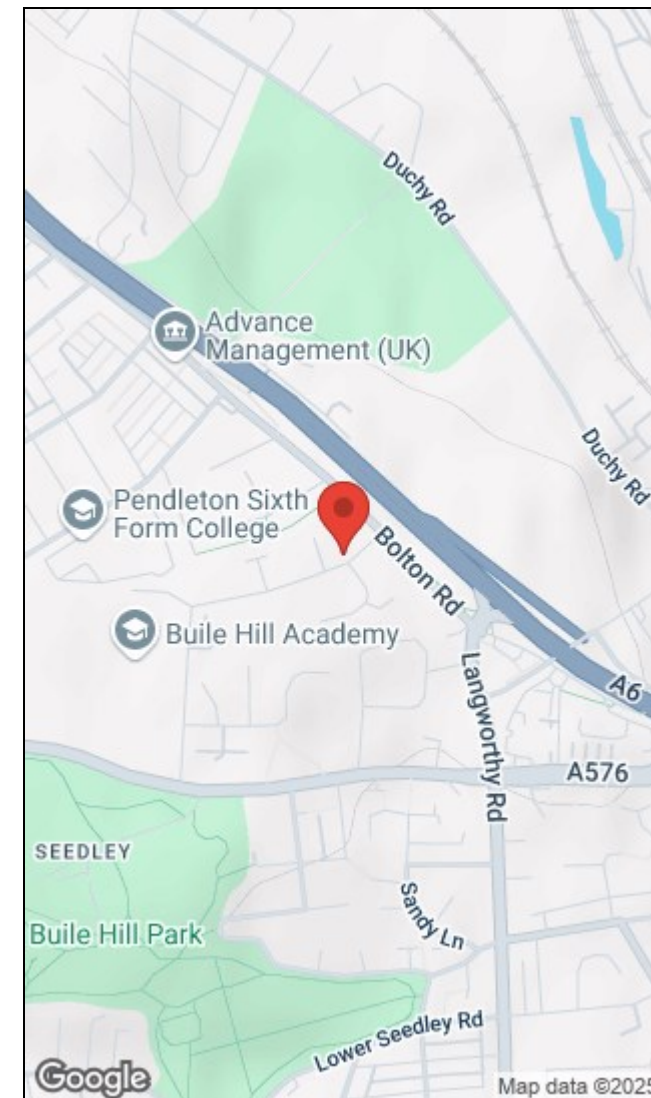






Total floor area 79.5 sq.m. (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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