



edwards & gray

Sugar Mill Square

£130,000

2 1



Edwards and Gray are proud to present to the market this bright and spacious first floor apartment in Sugar Mill Square. Offered with furnishings as an option makes this an ideal property for a first time buyer or investor and viewings are highly recommended.

Set back off Eccles New Road, the property is quiet with a mixture of occupiers and a good sense of community. It is 15 minutes to Media City and 15 minutes to Manchester City Centre via tram. It has quick links to the M602 joining transport links across the northwest seamlessly. There are also local amenities, schools Salford Royal hospital and green space within walking distance.



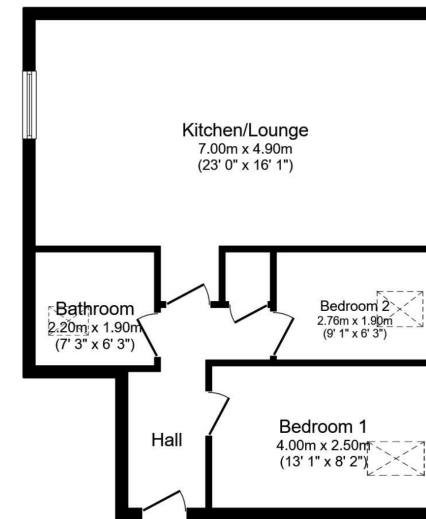


Floor Area
602 sq. ft.

Tenure
Leasehold

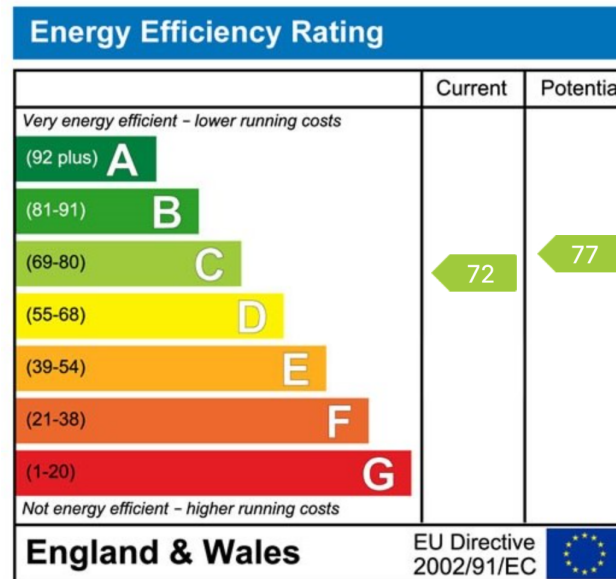
Service Charge
£1140 per annum

Ground Rent
£100 per annum



Total floor area 56.0 sq.m. (602 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



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