



## Carmona Court 37 - 39 Cavendish Road

Salford, M7 4WP

**Price £395,000**

Welcome to the brand new build development on Cavendish Road, M7! This exclusive collection of 2 and 3-bedroom apartments offers luxurious living in a highly sought-after area of Broughton. With its high-end features and convenient location, this development is perfect for those seeking a modern and stylish home.

Each apartment in this development has been meticulously designed to offer the utmost comfort and sophistication. The kitchens feature high specification Wren units, providing a sleek and contemporary space for culinary enthusiasts. The custom design bathrooms boast elegant Italian wall and floor tiles, creating a spa-like ambiance for relaxation and indulgence.

Equipped with Neff/Bosch appliances, the apartments ensure that every modern convenience is at your fingertips. From efficient cooking to seamless laundry care, these appliances elevate your lifestyle and make daily tasks a breeze.

The double-glazed aluminium windows not only enhance energy efficiency but also provide excellent noise reduction, ensuring a tranquil living environment. Moreover, all apartments feature a secure parking space, providing residents with peace of mind and convenience.

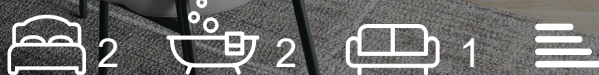
Step outside and embrace the refreshing outdoors with the outdoor balcony space that comes with each apartment. Whether you wish to enjoy a morning coffee or unwind after a long day, these private balconies offer a delightful space to soak up the surroundings. Furthermore, the development will also boast communal gardens.

- TOP FLOOR
- SOUGHT AFTER M7 LOCATION
- SECURE PARKING
- WREN KITCHENS
- BALCONY
- INTERCOM SYSTEMS
- LIFT ASSISTED
- EN SUITE TO MASTER BEDROOMS

### Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916

if you wish to arrange a viewing appointment for this property or require further information



# Floor Plan

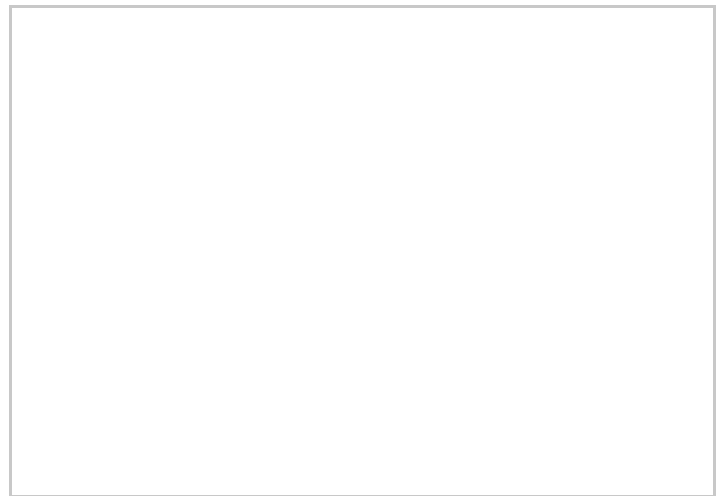


# Area Map



# Energy Efficiency Graph

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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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