



## Richmond Court, Salford, M3 6DW Price £175,000

A Beautifully Refurbished, Three Bedroom Apartment In An Excellent Salford Location!

Lifestyle Sales & Lettings are delighted to offer this fully refurbished three-bedroom apartment, positioned on the second floor of a residential development in Salford. Ideally located just minutes from Manchester City Centre, Deansgate, Salford Central Station, and The University of Salford, it combines stylish modern living with outstanding convenience. With fantastic transport links and a wealth of nearby amenities, ensuring a vibrant lifestyle on your doorstep. This apartment is perfect for professionals, families, students or investors seeking a ready-to-move-in property.

The spacious accommodation features an open-plan living/dining room area with a Juliet balcony, a fitted kitchen, three double bedrooms, and a sleek four-piece bathroom suite with a separate bath and shower. Recently upgraded throughout, the property boasts a new fitted kitchen, a modernised bathroom, brand-new flooring, fresh decoration, new blinds, upgraded electrics and intercom access. Additional benefits include secure parking with fob access.

Offered with vacant possession and no onward chain, it provides a seamless purchase opportunity for first time buyers or a second purchase. With an estimated rental income of £1,250 PCM, that is £15,000 per annum it represents a strong turnkey investment opportunity for buy to let landlords.

Don't miss out on this investment opportunity – contact Lifestyle Sales and Lettings today to arrange a viewing!



**Kitchen**  
8'2" x 6'2" (2.50 x 1.90)

**Lounge/Dining Room**  
13'9" x 13'9" (4.20 x 4.20)

**Bedroom 1**  
9'2" x 14'9" (2.80 x 4.50)

**Bedroom 2**  
8'10" x 10'5" (2.70 x 3.20)

**Bedroom 3**  
8'6" x 8'6" (2.60 x 2.60)

**Bathroom**  
7'10" x 6'2" (2.40 x 1.90)

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

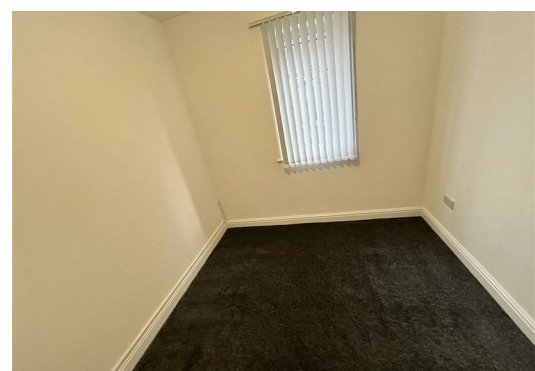
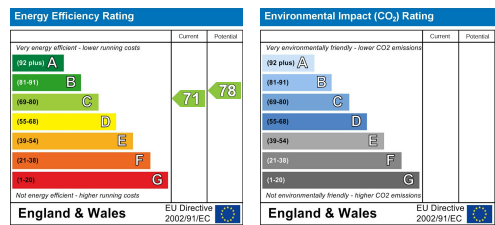
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

**Important Information for Successful Buyers:**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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