



 2
Bedrooms

 2
Bathrooms





**** VIEWINGS ARE SUNDAY 12TH MAY, CALL TRADING PLACES ON 0161 865 9220 TO ARRANGE AN APPOINTMENT ****

AVAILABLE FROM 10TH JUNE

MODERN TOP FLOOR TWO BEDROOM APARTMENT WHICH IS WELL MAINTAINED AND PRESENTED THROUGHOUT.

Situated in a fantastic location close to all amenities, including easy access to Salford Quays, Old Trafford and Manchester City Centre.

The Metrolink is close by offering easy access to all areas.

In brief this lovely spacious apartment has a gated entrance and a secure intercom system, entrance hall, lounge with Juliette balcony, large living / dining room leading to a modern kitchen. The master bedroom offers an en-suite and fitted wardrobes, there is also a 2nd double bedroom and a family bathroom.

The property is double glazed throughout and is warmed by central heating.

**** No company lets ****

Deposit £1153.84

Entrance Hall

Storage cupboard housing boiler. Loft access.

Lounge 5.37 x 3.43

Double glazed French door opening to a Juliette balcony. TV Point. Space for small dining table and chairs. Radiator.

Kitchen 1.83 x 2.34

Fitted with a range of high gloss white wall and base units with contrasting worktops incorporating a single drainer sink unit with mixer tap. Integrated four ring gas hob with extractor above and oven below. Washing machine. Fridge Freezer. Tiled floor.

Bedroom One 3.04 x 2.59

Double glazed window. Fitted wardrobe. Radiator. Open to:-

Ensuite

Enclosed shower cubicle, pedestal wash hand basin and WC. Tiled floor.

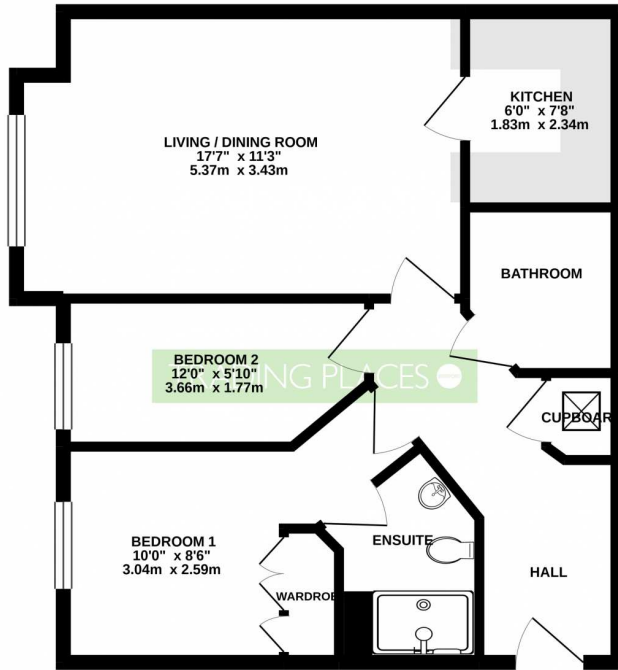
Bedroom Two *3.60 x 1.77*

Double glazed window. Radiator.

Bathroom

White bathroom suite comprising:- panelled bath with shower over, pedestal wash hand basin and WC. Radiator. Tiled floor.

TOP FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

