

## **Block B, 4 Marlstone Avenue, Salford, M3 7GT**

**£346 Per Week**

BRAND NEW ONE BED APARTMENT WITH LARGE PRIVATE TERRACE IN THE FANTASTIC UPTOWN DEVELOPMENT

1 bedroom apartment on the 7th floor, located in the brand new development Uptown in the Greengate area.

The apartment has an open plan kitchen and living area, furnished with a dining table and chairs, a two seater sofa and matching arm chair and other free standing furniture. The bedroom comes with a double bed, two double door wardrobes, bedside tables and has access to a Juliette balcony. The tiled main bathroom comes with a bath with overhead shower and large mirror on the wall.

Off the living room, you have large sliding doors which allows access to a grand sized private terrace specifically for the apartment.

Uptown is located in the new development area of Greengate, with the AO Arena, Victoria Train Station and City Centre being under 10 minute walk it is a prime location.

COMES FURNISHED. AVAILABLE FROM NOW.

- 7TH FLOOR
- AVAILABLE FROM NOW
- FURNISHED
- LARGE PRIVATE TERRACE
- JULIETTE BALCONY
- PRIME LOCATION
- OPEN PLAN LIVING AREA
- CLOSE TO CITY CENTRE

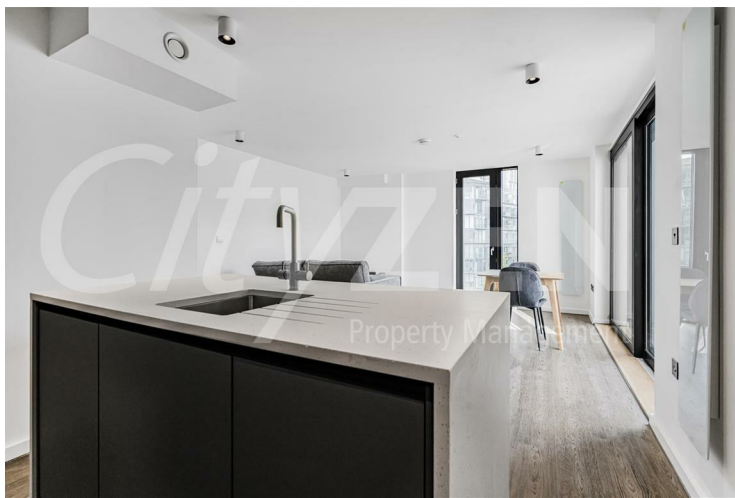
**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



**KITCHEN**



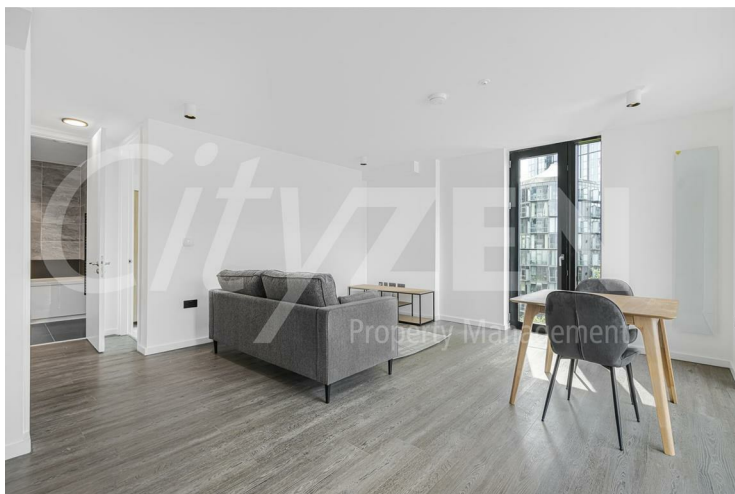
**KITCHEN**



**KITCHEN/RECEPTION**



**ROOF TERRACE**



**RECEPTION ROOM**



**ROOF TERRACE**

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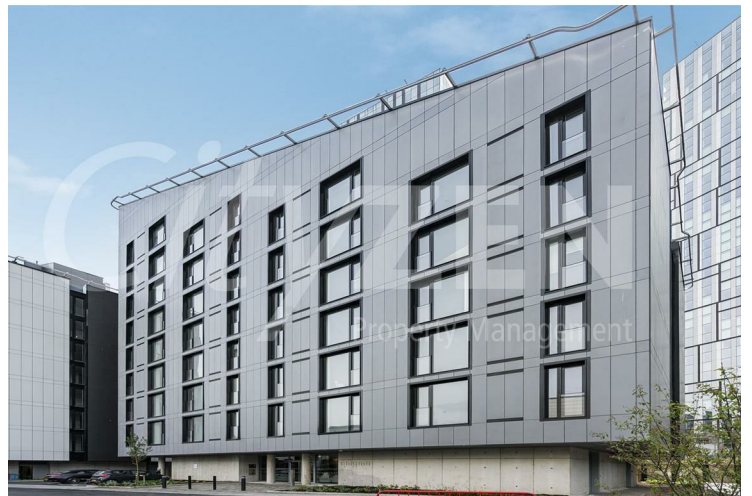
**ROOF TERRACE**



**ENTRANCE LOBBY**



**VIEW**



**UPTOWN, BLOCK B**



**ROOF TERRACE**



**UPTOWN, BLOCK B**

**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



**BATHROOM**



**BEDROOM**



**BEDROOM**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**

## Block B, 4 Marlstone Avenue, Salford, M3 7GT

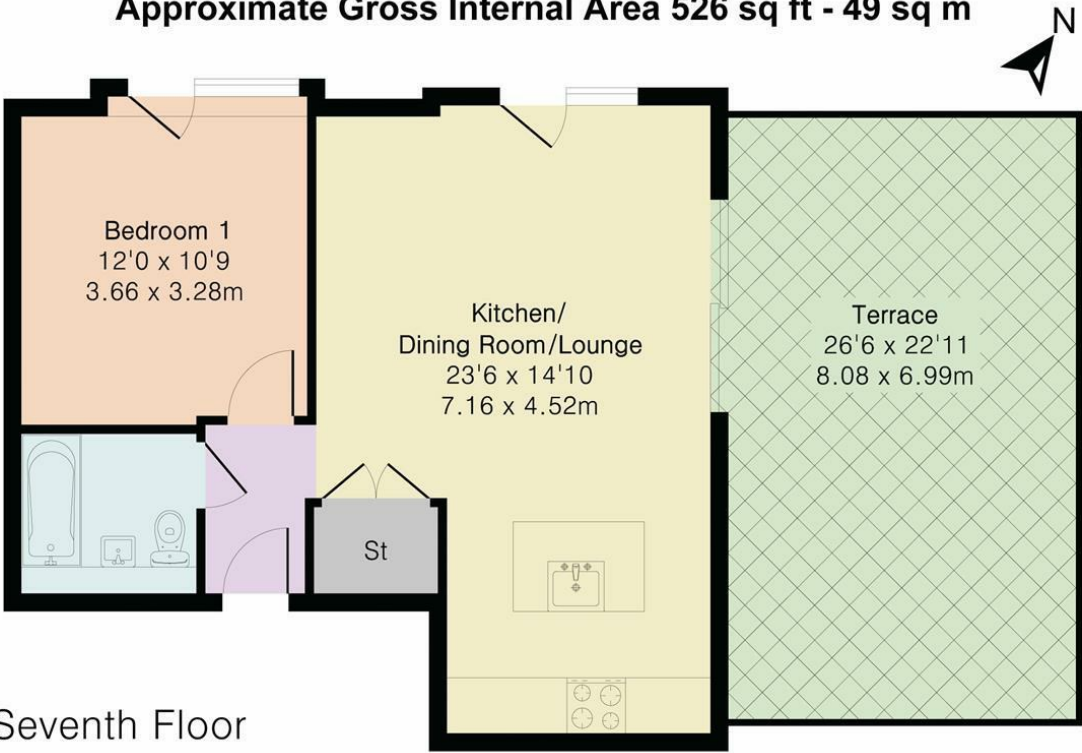


RECEPTION ROOM

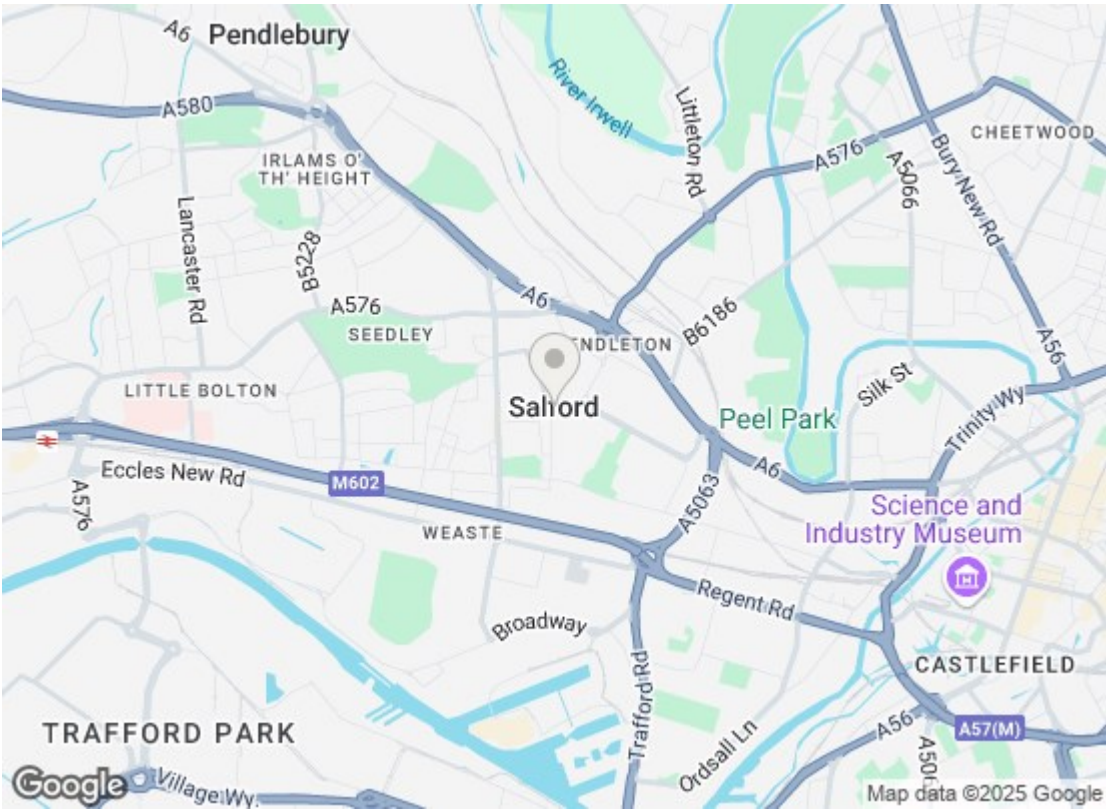


KITCHEN

Approximate Gross Internal Area 526 sq ft - 49 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.