



Local Crescent, Salford - Asking Price Of £299,000

Julie Twist Properties welcomes to the market this stunning two-bedroom apartment, located in the Local Crescent Development, in Salford Crescent. Positioned on the 14th floor, the apartment comprises a fully fitted kitchen, finished to a high standard, which leads to a spacious living area that has access to a private balcony with city views. Both bedrooms have an ensuite bathroom, as well as built in storage. Residents have access to exclusive amenities, including a heated swimming pool & spa, two cinema rooms, rooftop garden, solarium, fully functioning gym, courtyard garden, bike storage system, onsite parking, and a launderette.

Local Crescent has excellent transport links as it is just a short walk away from Salford Crescent train station, meaning shops, restaurants and bars are all within easy reach. Its superb location offers unrivalled views across the River Irwell and the acres of surrounding parkland.

- Spacious Two Bedroom Apartment
- Two Bathrooms
- 14th Floor
- Private Balcony
- Swimming Pool, Spa and Well-Equipped Gym
- 24-Hour Concierge Service
- Stunning City Views
- Residents Lounge



GENERAL

Rental Yield: 6.02% (based on an expected rental amount of £1500pcm)
Service Charge: £2450.84 per annum
Ground Rent: £250 per annum
Lease: 250 years from May 2021
Square Footage: 757 sq.ft / 70.3 sq.m
Council Tax Band: C
Management Company: Urban Bubble

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built in oven with four ring hob and extractor over, stainless steel sink, laminate flooring, spotlights and extractor.

LIVING ROOM

Double glazed floor to ceiling window, double glazed door leading onto balcony, carpeted flooring, radiator, phone/TV point and spotlights. There is also access to a storage cupboard housing the boiler.

BEDROOM 1

Double glazed floor to ceiling window, carpeted flooring, radiator, spotlights and entrance to the ensuite and access to a storage cupboard which can be used as a wardrobe.

MAIN BATHROOM / ENSUITE

Accessed via the hallway and bedroom 1, the ensuite comprises of a shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring and spotlights.

BEDROOM 2

Double glazed floor to ceiling window, carpeted flooring, radiator, spotlights and access to storage cupboard which can be used as wardrobe space.

ENSUITE

Accessed via the second bedroom, the ensuite comprises a bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring and spotlights.

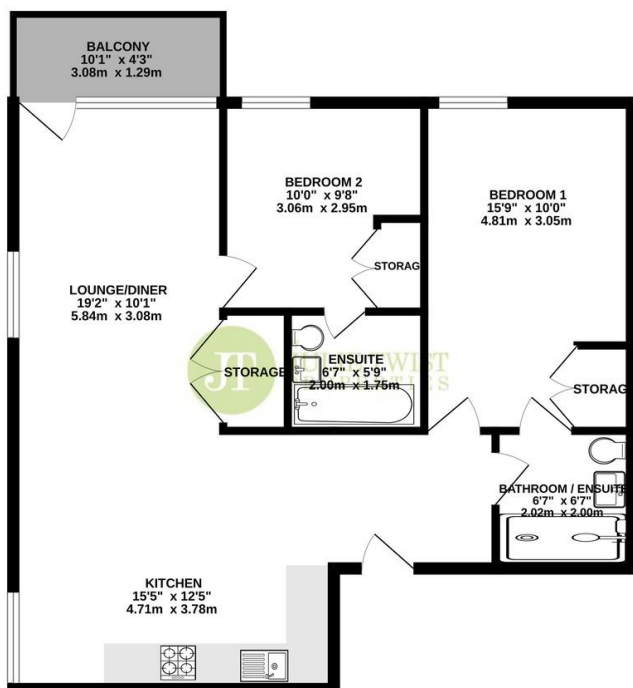
ADDITIONAL SPACE

This apartment benefits from a private balcony with city views, and all residents have access to the rooftop garden, heated swimming pool & spa, cinema rooms, fully functioning gym, courtyard garden and solarium.

PARKING

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability at £130pcm.

14TH FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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 by 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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