



Local Crescent, Salford, Manchester - Asking Price Of £259,950

Julie Twist Properties are delighted to bring to the market this immaculately presented one bedroom apartment located in Local Crescent, in Salford Crescent. Positioned on the 8th floor, the apartment comprises a fully fitted kitchen with a large breakfast bar, which is open plan to the living area and also has access to a private balcony with city views. The bedroom has built in storage, which can be used as wardrobe space. There is also a three piece bathroom. 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 and a launderette.

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

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.

- Large One Bedroom Apartment
- 8th Floor
- Private Balcony
- Immaculately Presented Throughout
- Swimming Pool, Spa and Well-Equipped Gym
- 24-Hour Concierge Service
- Pet Friendly Development
- 15 Minute Walk to Spinningfields

GENERAL

Rental Yield: 6% (based on an expected rental amount of £1300)
Service Charge: £3236.36 per annum
Ground Rent: £250 per annum
Lease: 250 years from and including 5 October 2020
Square Footage: 755 sqft / 70.2 sq.m
Council Tax Band: B
Management Company: Urban Bubble

HALLWAY

Carpeted flooring, spotlights and access to a large storage cupboard housing the boiler. Additional storage has been built into the hallway too.

LIVING ROOM

Double glazed floor to ceiling windows, with double glazed door leading onto a private balcony, carpeted flooring, radiator, phone/TV point and spotlights.

KITCHEN

Open plan to the living area, the kitchen is finished to a high specification, and comprises wall and base units, integrated fridge/freezer, built in oven with four ring hob and extractor over, space and plumbing for a washing machine, stainless steel sink with mixer tap, tiled flooring, spotlights and a large breakfast bar.

BEDROOM

Double glazed floor to ceiling windows, carpeted flooring, radiator and spotlights. There is also a storage cupboard which can be used as wardrobe space.

BATHROOM

Accessed via the hallway, is a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

ADDITIONAL FACILITIES

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.

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability at £150pcm.



8TH FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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