



Local Blackfriars, Bury Street, Salford - Asking Price Of £260,000

Julie Twist Properties presents this two bedroom apartment, located in the Local Blackfriars Development in Salford. Positioned on the 2nd floor, the apartment comprises a fully fitted kitchen, with a breakfast bar, which is open plan to the living area and also has access to a private balcony. The bedrooms are of a generous size and both have built in storage, which can be used as wardrobe space, and also ensuite bathrooms. Residents have access to exclusive amenities, including 24/7 concierge service, gymnasium, cinema room, launderette, bike storage system and landscaped communal gardens!

Located just off Trinity Way, the development offers fantastic transport links around and out of the city. Victoria Station is only a 15 minute walk too. Deansgate is only a five minute walk away putting you within reach of some of the city's best bars, shops and restaurants.

- Two Double Bedrooms
- Two Ensuite Bathrooms
- Private Balcony
- Communal Gardens
- Gym, Laundry Room & Cinema Room
- 24/7 Concierge On-Site
- Pet Friendly Development
- Minutes Walk to Deansgate

GENERAL

Rental Yield: % (based on an expected rental amount of £pcm)
 Service Charge: £3240 per annum
 Ground Rent: £350 per annum
 Lease: 250 years from and including 27 June 2019
 Square Footage: 634 sq.ft / 58.9 sq.m
 Council Tax Band: D
 Management Company: Urban Bubble

LIVING AREA

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, integrated washer/dryer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap, laminate flooring, spotlights and a breakfast bar. There is also a storage cupboard to the right of the kitchen which houses the boiler.

BEDROOM 1

Double glazed floor to ceiling window, carpeted flooring, two storage cupboards, radiator, spotlights and entrance to an ensuite bathroom.

ENSUITE

Accessed via Jack and Jill doors from both the hallway and bedroom 1, 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.

BEDROOM 2

Double glazed floor to ceiling window, carpeted flooring, storage cupboard, radiator, spotlights and entrance to the ensuite.

ENSUITE 2

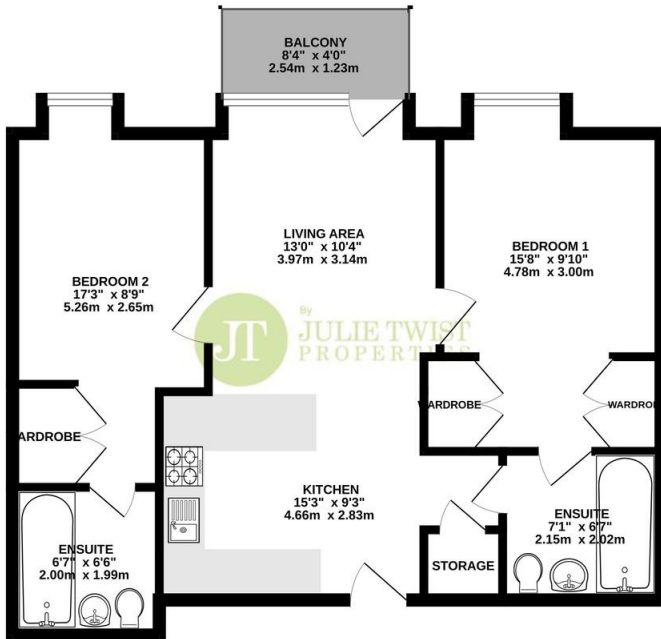
Accessed via bedroom 2, is a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

ADDITIONAL

This is a pet friendly development and residents have access to exclusive amenities, including 24/7 concierge service, gymnasium, cinema room, launderette, bike storage system and landscaped communal gardens! The property also has an EWS1 in place with an A2 rating!



SECOND FLOOR
 634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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 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.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.