



## Alto, Block D, Sillivan Way, Salford

### Offers Over £200,000

Julie Twist Properties presents this 9th floor apartment in the centrally located Alto Development. The apartment offers a spacious, open plan kitchen and living area with access to a Juliette balcony, two double bedrooms, one of which has an ensuite bathroom and a further main bathroom which is accessible via the hallway. Each room provides City Centre views over the rooftops of some very beautiful historic buildings.

Alto is located just 5 minutes' walk away from Spinningfields where you can find an array of bars, restaurants, cafes and shops. Alto is also only 5 minutes' walk away from Salford Central Station and only 15 minutes' walk away from exchange square Metrolink stop, the Arndale, Printworks and Selfridges. Alto has a concierge, lift access and communal gardens.

- 9th Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Juliette Balcony
- Onsite Concierge
- Short Walk to Spinningfields
- Close to Salford Central Station
- City Centre Views

## GENERAL

Rental Yield: 7.5% (Based on expected rental price of £1250pcm)  
Service Charge: £1956 per annum  
Ground Rent: £300 per annum  
Lease: 250 years from 1 January 2014  
Square Footage: 592 sq.ft / 55 sq.m  
Council Tax Band: B  
Management Company: Zenith Management

## HALLWAY

Wooden flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler, wall mounted heater, interroom entry system.

## LIVING AREA

Double glazed doors opening to a Juliette balcony, wooden flooring, wall mounted heater, phone/TV point and spotlights.

## 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 with mixer tap and drainer, wooden flooring, spotlights and extractor.

## BEDROOM 1

Double glazed window, wooden flooring, wall mounted heater, ceiling lights and entrance to the ensuite.

## ENSUITE

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

## BEDROOM 2

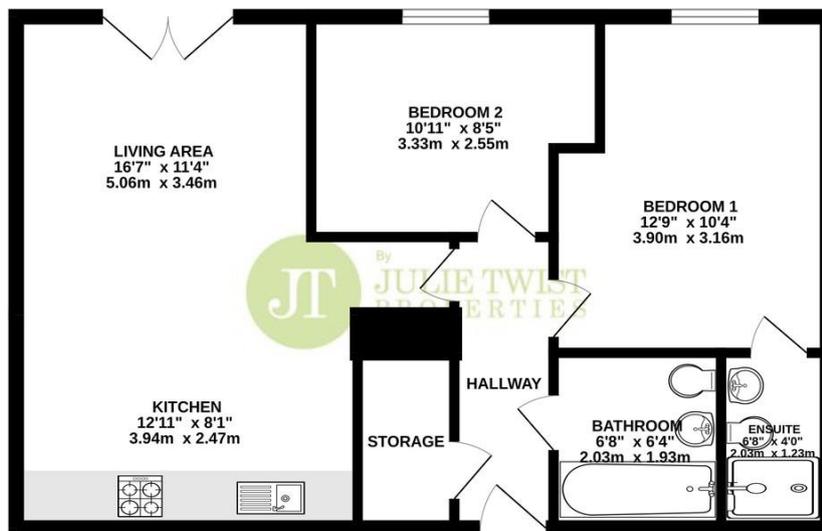
Double glazed window, wooden flooring, wall mounted heater and ceiling lights.

## BATHROOM

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



NINTH FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



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 where 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		