



*jordan fishwick*

# Apt 56 Delta Point, 74 Blackfriars Road, Salford, M3 7EL

MORTGAGE BUYERS INVITED - EWS1 AVAILABLE. INVESTMENT OPPORTUNITY. Rented on rolling contract at £1050pcm.

Jordan Fishwick are pleased to offer for sale this superb apartment on the 7th floor of this popular development, just a short stroll from the city centre. This lovely property features an entrance hallway with utility cupboard housing washer dryer, spacious living area with Juliet balcony, stylish kitchen with a range of base and wall units, fridge freezer and oven and hob, master bedroom with en-suite shower room, second double bedroom and a master bathroom with shower over bath. Secure underground parking included. Council tax band B. EPC rating E.

## Price £180,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring, cupboard housing hot water system, access to all rooms

### Living/Kitchen

18'11" x 13'9"

This bright room has views towards the City and benefits from double french doors and two further windows. The kitchen has wall and base units with oven, hob and extractor. Stainless steel sink unit. Laminate wooden flooring.

### Bedroom One

10'9" x 8'3"

Plus recess. Double glazed window and electric heater.

### En-Suite

5'8" x 5'6"

Corner shower unit, w.c and wash hand basin. Tiled floor and electric heater.

### Bedroom Two

11'10" x 8'10"

Double glazed window and electric heater.

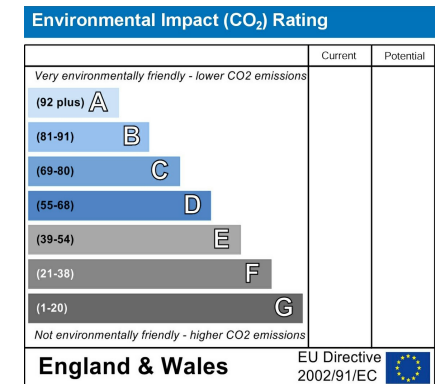
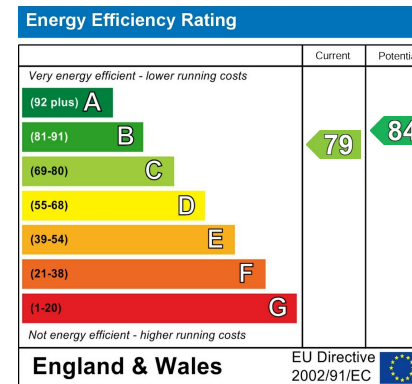
### Bathroom

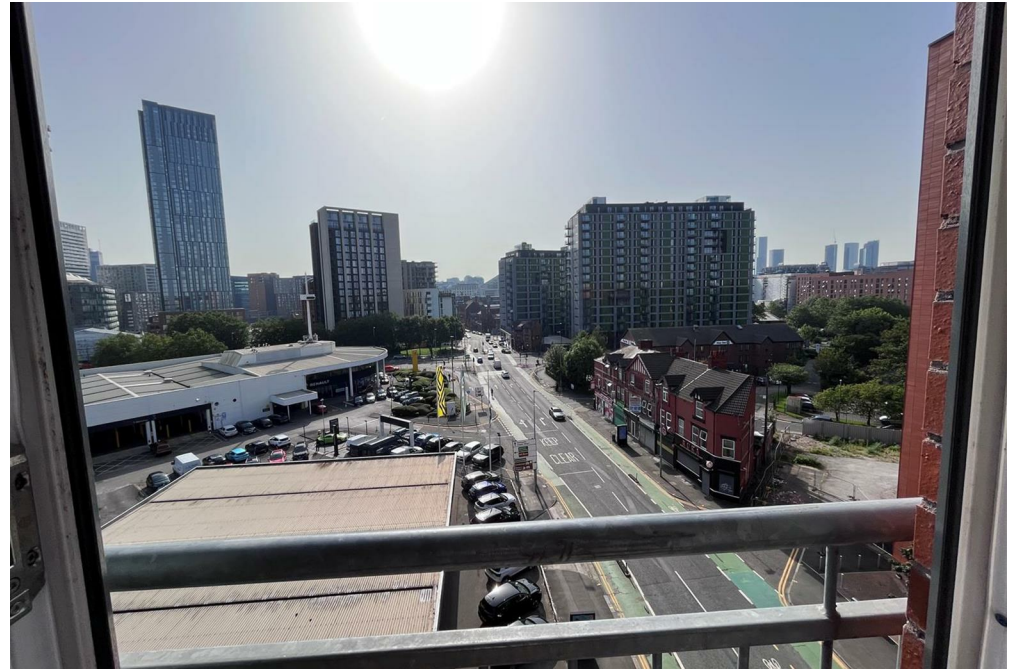
6'9" x 5'4"

Three piece suite with bath, w.c and wash hand basin. heated towel rail.

### Additional Information

Parking space included  
 Service Charges - £1858 per annum  
 Lease 250 years from 2011  
 Ground Rent £250 per annum tbc  
 Management Company Homeground





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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