



# Apt 45 The Bayley, 21 New Bailey Street, Salford, M3 5AX

(NO SATISFACTORY EWS1 IN PLACE). CASH BUYERS ONLY!

Jordan Fishwick are pleased to offer this well presented 10th floor apartment in The Bayley, just a stones throw away from Spinningfields. This apartment has fantastic views across the city and benefits from dual aspect windows to really appreciate the surroundings. The apartment briefly comprises of: entrance hall, open plan kitchen/living room with juliet balcony, two double bedrooms, master having en-suite, and a well appointed bathroom. All services/appliances have not and will not be tested. No Landlord Certificate can be issued.

## Price £125,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Fitted carpet, storage cupboard with hot water cylinder and washing machine. Doors leading to both bedrooms, bathroom and living room.

### Living Room/Kitchen

17'4" x 15'1" max

Modern fully fitted kitchen with range of matching base and eye level units over. Integrated electric oven, four ring hob and stainless steel extractor hood over. Built in fridge/freezer. Ceramic tiles to floor. Fitted carpet, double glazed window to front elevation. Wall mounted electric heater.

### Bedroom One

10'2" plus recess x 12'5"

Fitted carpet, double glazed window to side elevation. Wall mounted electric heater.

### En-suite

White three piece bathroom suite with corner walk in shower, low level WC, pedestal basin. Heated towel rail

### Bedroom Two

8'2" x 10'5"

Fitted carpet, double glazed window to side elevation. Wall mounted electric heater.

## Bathroom

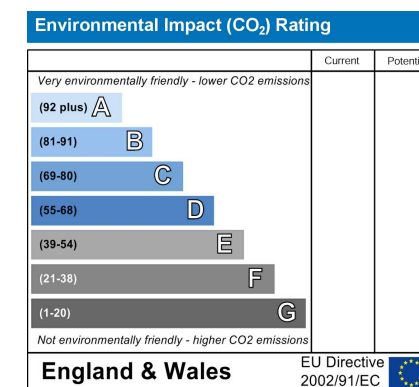
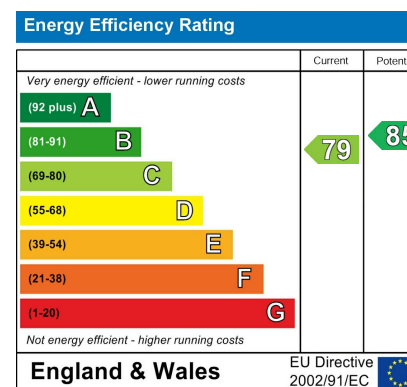
White three piece bathroom suite with panel bath with mixer shower over, low level WC, pedestal basin. Heated towel rail.

## Additional Information

Service charges - The service charge is £3254.47 pa

Ground rent - £250 per annum

Lease - 998 From 1936







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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