



# Apt 116 Local Crescent Block C, 14 Hulme St, Salford, M5 4ZG

Jordan Fishwick are pleased to offer for sale this beautifully presented one bedroom apartment on the first floor of this stunning new development in Local Crescent, Salford. The apartment briefly comprises of: open plan Living/Dining/Luxury kitchen kitchen with appliances, spacious bedroom, and attractive bathroom suite. Two storage cupboards. Local Crescent has a number of residents only amenities including hotel style foyer/concierge, work stations with Wi-fi, sofas, kitchenette, dining area, and two roof top terraces with amazing views of Peel Park and Old Trafford. The complex also boasts a modern fully equipped gym, swimming pool and steam and sauna. EWS1 approved. RENTED AT £1200 UNTIL JULY 2024.

## Price £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Living Room/Kitchen

22'9" x 11'9"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer, dishwasher and washer drier. Undercounter lights. Spotlights. TV and telephone point. Fitted carpet to living room. Storage cupboard. Wall mounted heater.

### Bedroom

17'10" x 8'10"

Fitted carpet. Fitted wardrobe. Spotlights. Utility cupboard. Wall mounted heater.

### Bathroom

Bath with rainhead shower over. Sink with mixer tap. Low level w.c. Heated towel rail. Shaver point. Spotlights.

### Externally

Range of facilities on site including gym, steam, sauna, pool, 2 x roof top terraces, co working space, 24 hour concierge and cinema room.

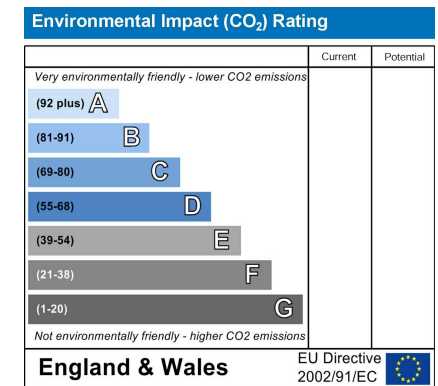
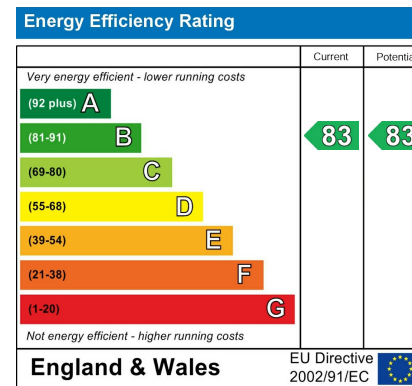
### Additional Information

Service charges - £550 per quarter

Ground rent - £176 per annum

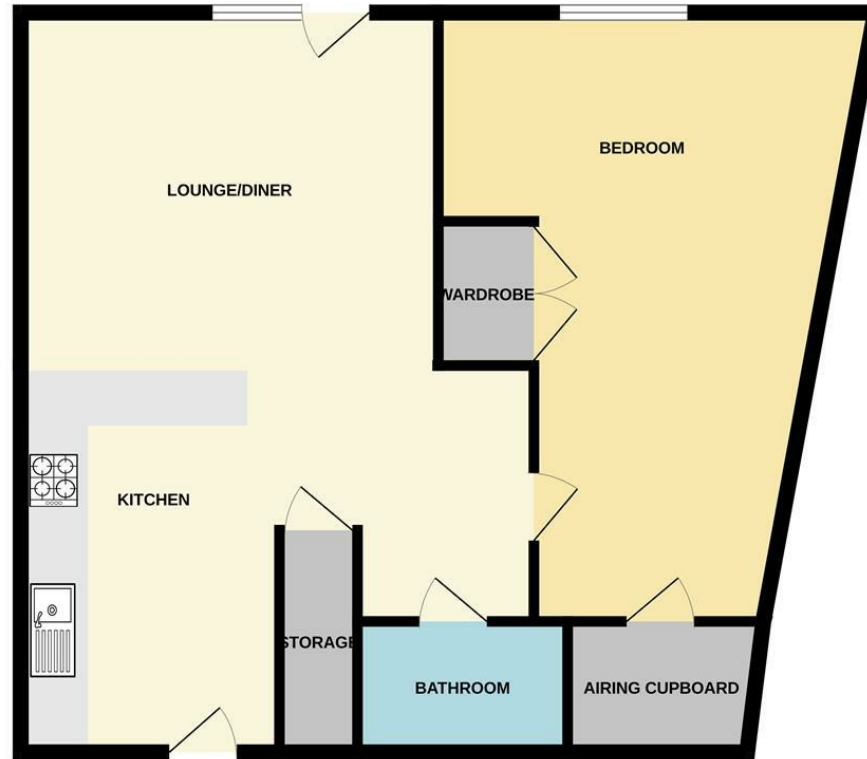
Lease - 250 years from October 2020

Managing agent - Urban Bubble





## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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