



Apt 277 Spectrum Block 5, Blackfriars Road, Salford, M3 7BT

The cladding remediation works are fully funded by the developer, but there is currently no start dates for when the remedial works will take place. For now, we are inviting cash buyers.

Jordan Fishwick are pleased to offer for sale this stunning STUDIO apartment with separate bedroom area, located in Block 5 of the popular Spectrum development. The apartment is immaculately presented throughout and boasts a nice balcony with views that span across the city. Entering the apartment you will find an entrance hallway, an open plan kitchen/living room leading on to a balcony, separate bedroom area, and a shower room. 24 hour concierge on site and well kept communal gardens. No onward chain. Rented on a rolling contract at £680 pcm offering a 7.1% gross yield.

Price £129,950

Viewing arrangements

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

Living Room/Kitchen

15'8" x 9'2"

Range of wall and base units with worktops over. Sink with mixer tap. Fridge with freezer box. Integrated microwave. Spotlights. Fitted carpet to living room. Wall mounted heater.

Service charges - £1366.70 per annum including water charges

Ground Rent: £196 per annum

Lease: 250 years from 2006

Council Tax Band - A

Bedroom Area

8'3" x 7'10"

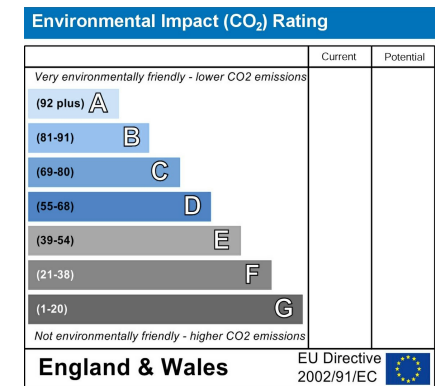
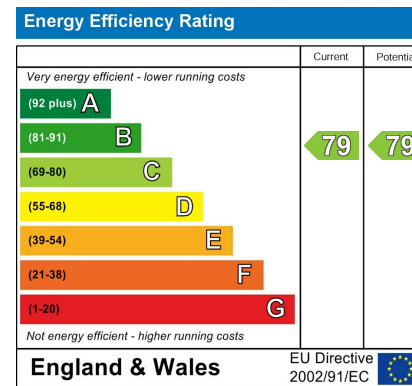
Fitted wardrobes. Fitted carpet. Ceiling light.

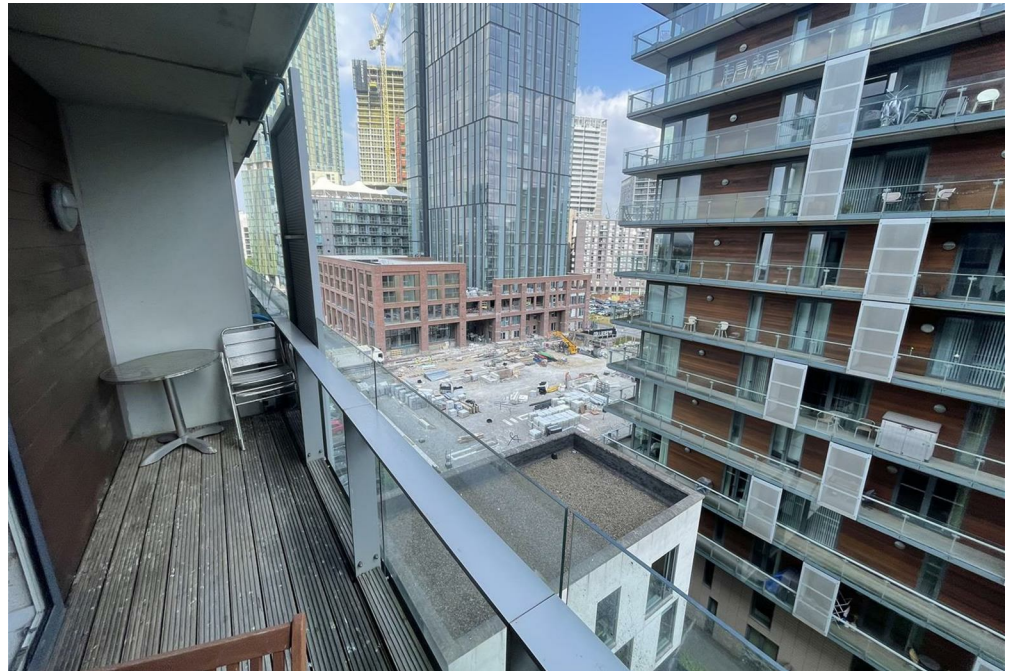
Shower Room

Tiled shower room. Low level W/C. Sink with mixer tap.

Shower cubical with mixer shower.

Additional Information





SPECTRUM



Measurements are approximate. Not to scale. Illustrative purposes only.
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