



Apt 159 City Point 2, 156 Chapel Street, Salford, M3 6EU

Well presented 5th Floor apartment in popular City Point 2 development. The Property comprises of- entrance hallway leading to open plan living room/kitchen area with fridge, oven and hob. There is a larger than average bedroom, and a generous bathroom with bath and overhead shower. Council Tax Band A. No Parking. EPC Rating C. On-site caretaker Mon-Fri 7am - 3pm

EWS-1 B1 Rating. Tenanted at £950pcm till Oct 2025

MORTGAGE BUYERS WELCOME due to mortgage companies lending criteria amendments following the Building Safety Act 2022. Government Building Safety Fund Approval in Place for remediation works.

Price £120,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Storage cupboard housing hot water system and plumbed for a washing machine. Access to all rooms

Service Charge £1226.56p PA

Ground Rent £159.15p pa

Lease 150 year from 2002

Urban Bubble manages the building.

Living/Kitchen

Floor to ceiling double glazed window. Kitchen base units with circular sink unit and drainer, oven, hob and extractor.

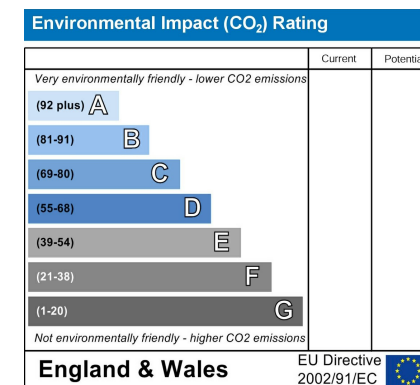
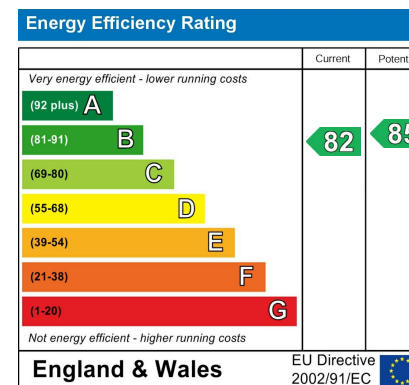
Bedroom One

Good sized bedroom with double glazed window and electric heater

Bathroom

Three piece suite with shower over the bath wash hand basin and w.c. Heated towel rail and part tiled walls.

Additional Information







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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