



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

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

Service Charge £1226.56p PA

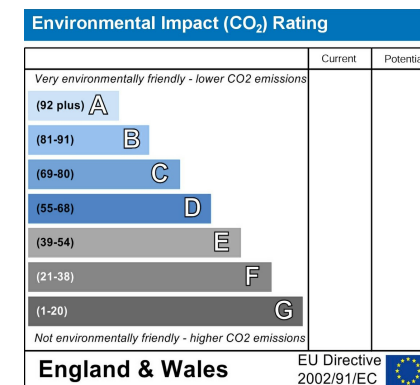
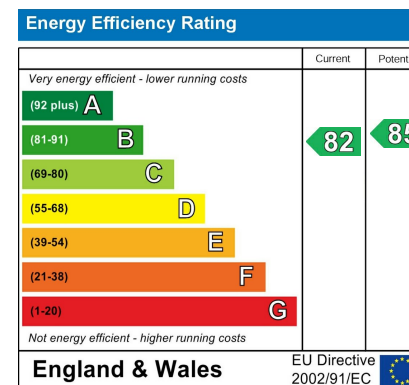
Ground Rent £159.15p pa

Lease 150 year from 2002

Urban Bubble manages the building.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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