



# Apt 105 Fresh, 138 Chapel Street, Salford, M3 6AF

Jordan Fishwick are pleased to have for sale this, two bedroom apartment found on the 1st floor. The Fresh Development is located on Chapel Street, Salford. The apartment has entrance hallway with storage, the kitchen and lounge provide space to rest and relax in. The kitchen comes with integrated appliances, oven/ hob and fridge/freezer along with laminate flooring. The bathroom has shower attachment over the bath. This Modern and attractively presented apartment ideal for investors and first time buyers and mortgage buyers are welcome. No chain. EWS-1 In Place.

## Price £159,000

### Viewing arrangements

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

### The Building

Situated in a prime location, this apartment benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it a fantastic base for exploring the wider area. Whether you are commuting to work or enjoying a leisurely day out, you will find everything you need within reach. Salford Station is located 50 yards across the road and Spinningfields is only a stones throw away.

### Entrance Hall

Laminate flooring with built in storage cupboard housing hot water system.

### Kitchen / Lounge

9'9" x 21'1"

The lounge has laminate flooring, double glazed window and electric heating with spot lights. The Kitchen includes integrated appliances fridge/ freezer, extractor fan and oven/hob. Electric heaters and spot lighting.

### Bedroom One

12'0" x 8'10"

Fitted carpet. Wall mounted heater. Spotlights. Double Glazed Window.

### Bedroom Two

11'9" x 10'6"

Spotlights. Fitted carpet. Wall mounted heater. Double Glazed Window.

## Bathroom

6'6" x 7'8"

The bathroom is Fully Tiled with hand wash basin, WC and bath there is also a shower attachment over the bath. Fitted Mirror and white towel rail.

## Additional Information

Service Charge - £2,369,24

Ground Rent - £250.00

EPC Rating - D

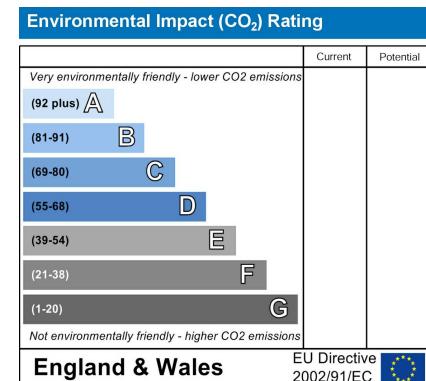
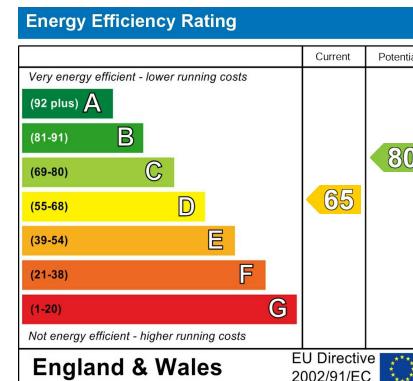
Council Tax Band - C

Leasehold - 999 years from 2007

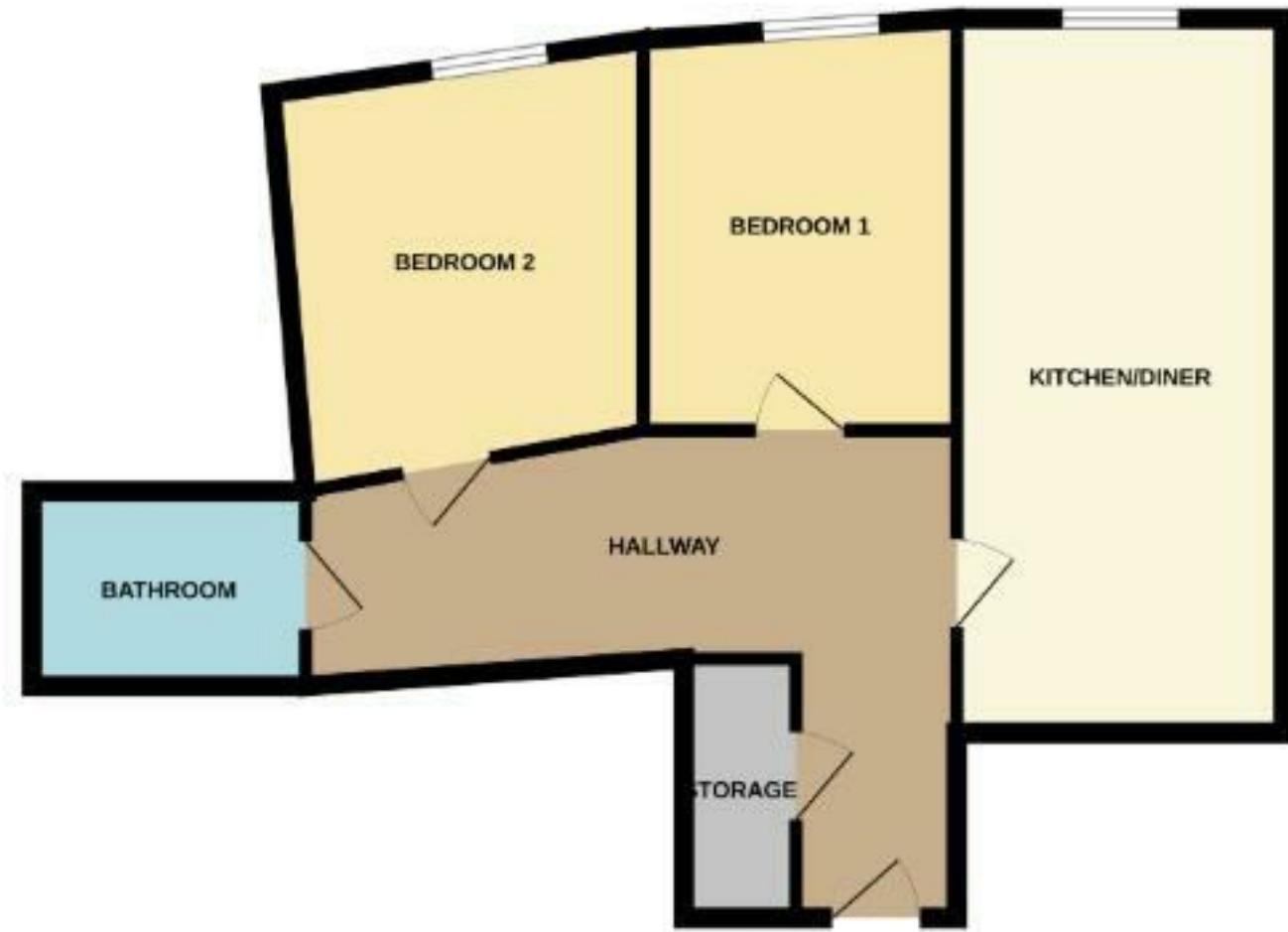
Ground Rent Due To Increase to £350.00 2028

## Agents Notes

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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