



 2  
Bedrooms

 2  
Bathrooms

 1  
Receptions



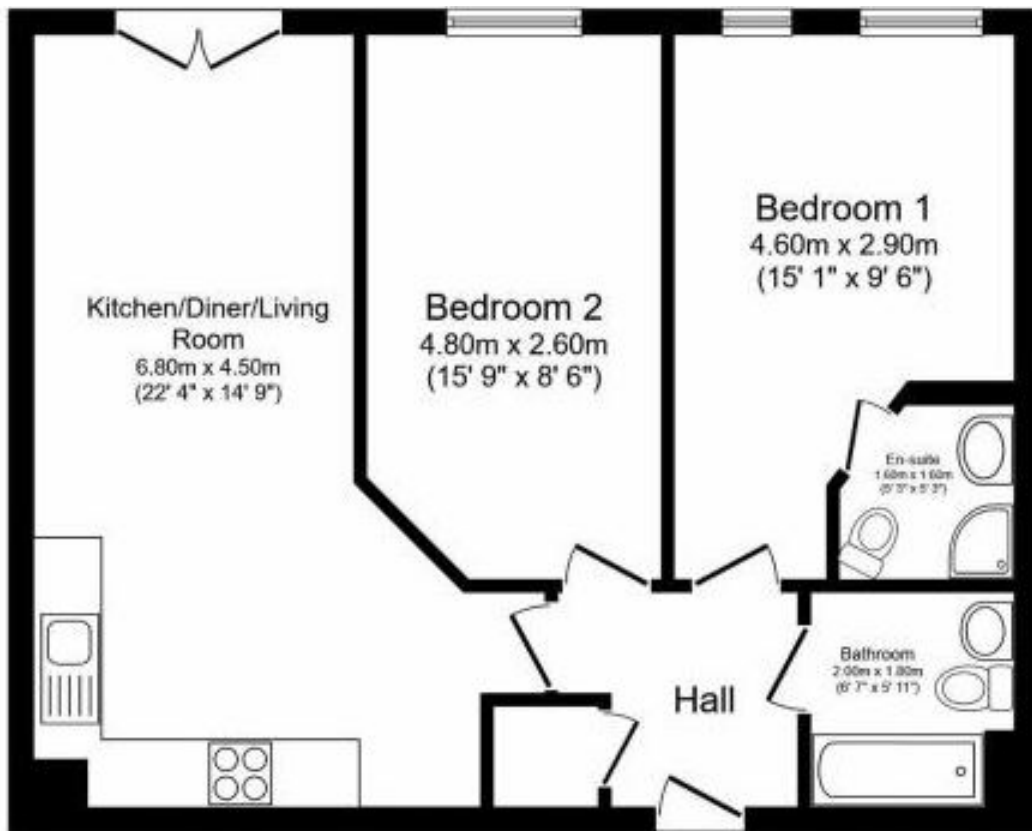





Metro Residential are delighted to offer this gorgeous top floor, 2 bedroom apartment flooded with natural light. The apartment offers an open plan kitchen and reception room. The kitchen is a generous size with integrated washing machine and dishwasher. There are 2 large bedrooms. The master bedroom has the convenient en suite shower room and there is the stylish master bedroom. The apartment comes with one underground car park space. Location is excellent as it is close to all transport links including the Metrolink with easy access into Manchester City Centre. There are plenty of shops for convenience including a local Tesco's and also many eateries situated in around the beautiful Salford Quays.

Viewing recommended! This is an excellent buy to let investment with an impressive rental return. This apartment has a fixed term tenancy until September 2024. Current rental income is £1050.00 per month.

Service charge: £2245.00 per annum Ground rent: £276.16 per annum Lease: 150 years from 2003



Total floor area 58.6 sq.m. (631 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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