



Lawrence Copeland
town & city centre



FOR SALE

Apartment 231 Chapel Point, 219-245 Chapel Street M3 5EP

PRICE: **£156,000**

Located within a quarter of a mile of Manchester City Centre and Salford University, a well proportioned, purpose built, 3rd floor apartment with electric heating system, double glazing and intercom entry bell system. Ideal for owner occupier or property investor with a rental potential of approximately £975 to £1,000 pcm (furnished). Excellent location within minutes walking distance of Spinningfields and the surrounding areas.

ACCOMMODATION

Ground Floor: Communal Entrance Hall with intercom entry bell system, staircase and communal lift to all floors.

Communal 3rd Floor landing: Apartment

Entrance Hall with built in Cloaks Cupboard, built in airing cupboard, beech laminate flooring.

Lounge/Dining Room/Kitchen measuring 16 ft 6 x 14 ft 9 into recess (5.03m x 4.50m) with floor to ceiling double glazed windows with French door to Balcony.

Kitchen Area with attractive fitted units with maple finish doors and granite effect worktops, ceramic tile splashbacks incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with electric under oven below, space and plumbing for washing machine, recess for fridge/freezer.

Bedroom One measuring 11 ft 9 x 10 ft 8 on average (3.58m x 3.25m), an irregular shaped room with double glazed window.

Bedroom Two measuring 11 ft 9 x 6 ft 9 (3.58m x 2.06m) with double glazed window.

Bathroom/WC combined with white suite with chrome fittings comprising low level WC, wall basin, bath with over bath shower and glazed shower screen, part tiled walls.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 189 years from 5th February 2003 (168 years remaining). Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council
Council Tax Band: B

Directions

Travelling along Chapel Street in the direction of Manchester City Centre, on coming to the traffic light junction with Trinity Way, Chapel Point can be found immediately on the right hand side on the corner of Trinity Way and Chapel Street itself.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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ENERGY PERFORMANCE CERTIFICATE

231, Chapel Street SALFORD M3 5EP.		Energy rating B
Valid until 25 May 2026	Certificate number 8908-4964-0429-6327-2563	

Property type	Mid-floor flat
Total floor area	55 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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