

Lawrence Copeland  
town & city centre



FOR SALE

Apartment 3, 266 Lower Broughton Road, Salford M7 2LP

PRICE: **£145,000 NO CHAIN** \* all furniture & contents available by separate negotiation

Located within two miles of Manchester City Centre and ideal for owner occupier or property investor with a rental potential of £895 to £950 pcm. This beautifully presented, purpose built, 1<sup>st</sup> floor apartment has a combi gas central heating boiler system, uPVC double glazing, intercom entry and is tastefully appointed throughout to an extremely high standard. The property is offered for sale with no sale and furniture and furnishings are available by separate negotiation. Internal inspection recommended.

## ACCOMMODATION

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

### Communal 1<sup>st</sup> Floor landing: Apartment

**Reception Entrance Hall** with front door, walk in storage cupboard, oak finish laminate flooring, double panel central heating radiator, intercom entry phone system.

**Stunning Lounge/Dining Room/Kitchen (rear)** measuring 19 ft 1 x 14 ft 5 (5.82m x 4.39m) with oak finish laminate flooring, uPVC double glazed window, uPVC double glazed French doors to Juliet balcony, double panel central heating radiator.

**High specification Kitchen Area** with fitted units with contemporary light grey high gloss doors and granite worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral washer/dryer, stainless steel extractor hood, ceramic hob with electric under oven, integral microwave, drawer pack, housed combi gas central heating boiler system, sink unit, ceramic tile splashbacks.

**One Double Bedroom (rear)** measuring 11 ft 4 x 8 ft 8 (3.45m x 2.64m) with uPVC double glazed French doors to Juliet balcony, double panel central heating radiator.

**Luxury Bathroom/WC combined** with high specification white Duravit suite with chrome fittings comprising low level WC, wash hand basin, bath with glazed shower screen and over bath shower, feature ceramic tiled walls and floor, heated towel rail, low voltage spotlighting.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st May 2017 (992 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: A**

### Directions

Travelling along Trinity Way Ring Road, turn left into Blackfriars Road. Continue along Blackfriars Road in the direction of New Broughton and the road becomes Great Clowes Street. Proceed and on coming to the traffic light junction with Camp Street, turn left, proceed along Camp Street for approx. quarter of a mile turning right into Lower Broughton Road where the property can be found.

**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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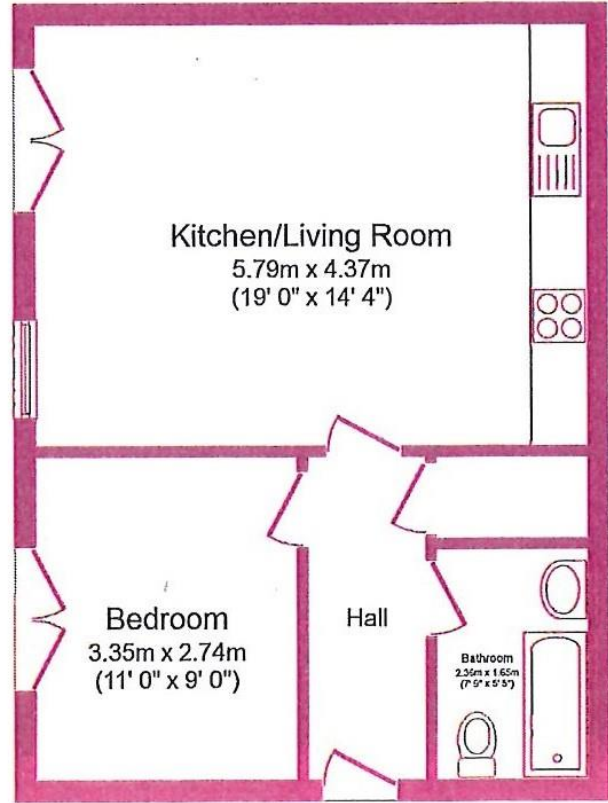
# ENERGY PERFORMANCE CERTIFICATE

Flat 3 266 Lower Broughton Road SALFORD M7 2LA	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>
Valid until <b>20 August 2028</b>	Certificate number <b>2998-2042-7358-5798-0980</b>

Property type	Ground-floor flat
Total floor area	58 square metres



# FLOOR PLAN



## Floor Plan

Floor area 45.0 sq. m. (484 sq. ft.) approx



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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