



Lawrence Copeland
town & city centre



FOR SALE

Apartment 6 Brotherton Drive, Trinity Gardens, Manchester M3 6BH

PRICE: £185,000 NO CHAIN

Likely to appeal to owner occupier or property investor. This impressive and extensive 1st floor, 3 bedroomed, refurbished, purpose built apartment is approx. 753 sq. ft with an electric heating system, uPVC double glazing and intercom entry. The apartment has recently undergone a scheme of refurbishment including complete redecoration throughout, new contemporary cream carpets, new low energy LED lighting, refurbished kitchen and bathroom. Just ready to move into. Superb location within a quarter of a mile of Manchester City Centre and close to Salford University in peaceful location with dynamic city centre skyline views to the front and attractive communal landscaped grounds behind a secure perimeter fence with a designated parking space in the residents' car park.

ACCOMMODATION

Ground Floor – Communal Entrance Porch and Hallway with staircase to all floors.

Communal 1st floor landing – Apartment:

Reception Entrance Hall with front door, storage heater, light oak laminate flooring, storage cupboard, intercom entry phone system.

Substantial Lounge/Dining Room measuring 18 ft 1 x 10 ft 11 (5.51m x 3.33m) with uPVC double glazed window, light oak laminate flooring, storage heater, impressive skyline views of the city centre.

Refurbished Kitchen measuring 10 ft 11 x 9 ft 9 (3.33m x 2.97m) with uPVC double glazed window, French door to Balcony, vinyl floor covering, attractive fitted units with white high gloss doors and stone effect worktops incorporating a range of wall and base cupboards, one and a half bowl single drainer sink unit, space and plumbing for washing machine, recess for fridge/freezer, ceramic tile splashbacks.

Integrated Balcony measuring 18 ft 9 x 3 ft 8 (5.72m x 1.12m) with feature views of the city centre skyline.

Bedroom One measuring 14 ft 1 x 9 ft 9 (4.29m x 2.97m) with uPVC double glazed window, storage heater, new contemporary cream carpet, LED lighting.

Bedroom Two measuring 9 ft 10 x 7 ft 10 (3.00m x 2.39m) with uPVC double glazed window, electric heater, new contemporary cream carpet, LED lighting.

Bedroom Three measuring 9 ft 9 x 7 ft 10 (2.97m x 2.39m) with uPVC double glazed window, electric heater, new contemporary cream carpet.

Refurbished Bathroom/WC combined with uPVC double glazed window, attractive white suite with chrome fittings comprising low level WC, bath with electric overbath shower, wash hand basin, built in airing cupboard with hot water cylinder, part tiled walls, vinyl floor covering.

Outside, there are most attractive communal landscaped grounds behind secure perimeter boundary fence with electronically operated gates opening to residents' car park with designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 1989 (90 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 (A6) in the direction of Manchester City Centre, just before coming to the traffic light junction at Trinity Way, turn left into St Stephens Street, turn left into Brotherton Drive where Trinity Gardens can be found on the right hand side.

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

6 Brotherton Drive SALFORD M3 6BH		Energy rating C
Valid until 16 February 2032	Certificate number 2512-1122-0000-0429-1206	

Property type	Mid-floor flat
Total floor area	70 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXTERNAL PHOTOGRAPHS



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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