



Lawrence Copeland
town & city centre



FOR SALE

Apartment 48 Lockett Gardens, Trinity Gardens M3 6BJ

PRICE: **£189,950** NO CHAIN

Refurbished and extensive top/2nd floor apartment of approximately 753 sq ft with three bedrooms, new floor covering, new carpets and vinyl, low energy lighting, refreshed kitchen, completely redecorated throughout. Electric heating system, uPVC double glazing, intercom entry, designated parking space. Ideal for investor or owner occupier with rental potential of approx. £1,100 pcm. Superb location within a quarter of a mile of Manchester City Centre and Salford University in peaceful location.

ACCOMMODATION

Top/2nd Floor:

Reception Entrance Hall with glazed front door, laminate flooring, built in storage cupboard, access to loft, storage heater.

Impressive Lounge/Dining Room (front) measuring 18 ft 2 x 10 ft 11 (5.54m x 3.33m) with uPVC double glazed windows to the front and side, laminate flooring, storage heater, feature fireplace.

Separate refreshed/refurbished Kitchen (front) measuring 11 ft x 6 ft 9 (3.35m x 2.06m) with uPVC double glazed window, French door to Balcony, fitted units with white shaker style doors and slate effect worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, recess for under counter fridge, single drainer sink unit, ceramic hob and under oven. Integrated Balcony measuring 18 ft 9 x 3 ft 8 (5.72m x 1.12m).

Bedroom One (rear) measuring 14 ft into wardrobes x 9 ft 9 (4.27m x 2.97m) with uPVC double glazed window, three double built in wardrobes, storage heater.

Bedroom Two (rear) measuring 9 ft 10 x 7 ft 9 (3.00m x 2.36m) with uPVC double glazed window, wall heater.

Bedroom Three (rear) measuring 9 ft 9 x 7 ft 10 (2.97m x 2.39m) with uPVC double glazed window, wall heater.

Bathroom/WC combined measuring 10 ft 6 x 6 ft 6 (3.20m x 1.98m) with white suite comprising low level WC, wash hand basin in vanity unit, bath, separate shower cubicle, ladder radiator, uPVC double glazed window, vinyl floor covering, part tiled walls.

Outside, there are attractive and extensive communal landscaped gardens around the development and a secure perimeter fence with electronically operated gates opening to residents' car park with **designated parking space** plus visitor parking bays subject to availability.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 21st June 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 The Crescent (A6) in the direction of the City Centre, on coming to the traffic light junction with Adelphi Street, turn left into Adelphi Street. Turn first right into Cleminson Street, proceed for its full length, turning left into St Stephens Street and then left into Brotherton Drive where Lockett 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.

D2925





ENERGY PERFORMANCE CERTIFICATE

48 Lockett Gardens SALFORD M3 6BJ		Energy rating C
Valid until 4 November 2031	Certificate number 9110-2544-3090-2109-1125	
Property type	Top-floor flat	
Total floor area	70 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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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