



Alto, Sillavan Way, Salford
Offers In Excess Of £160,000

Ascend
Built on higher standards

Alto, Sillavan Way, Salford

Tenanted on a 6 month tenancy, with potential to go to a periodical - £1050pcm - Open to both Residential & Buy To Let Investors*

Welcome to Alto: an ultra-modern development nestled in the nook of the River Inwell! Ideally located within walking distance of Manchester City Centre and its wealth of shops, bars and amenities is this superb one bedroom apartment.

With its contemporary design and spacious accommodation throughout, this property also make an ideal buy to let investment, with a potential rental income of around £900pcm!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the "pictures for this apartment are for marketing purposes only." The internal fixtures, fittings and furnishings may vary. A video walk through of the apartment is available upon request.

Service charge Approx. £1327pa
Lease 250 years from 2014
Ground rent £350pa
Council Tax: A £1403

Entrance Hall

Entrance door from the communal hallway.
Doors to all rooms. Utility cupboard housing the hot water tank and washing machine.

Lounge/ Kitchen/ Diner

Furnished with a range for wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Built in electric oven and grill with induction hob and extractor hood with lighting over.

Continuation of the wood effect flooring, uPVC double glazed doors opening to a Juliet balcony. Wall mounted electric heater.

Bedroom

Large double bedroom with a uPVC double glazed window, wall mounted heater and wood effect flooring.

Bathroom

Furnished with a modern three piece suite comprising: Panelled bath with wall mounted

shower attachment and shower screen.

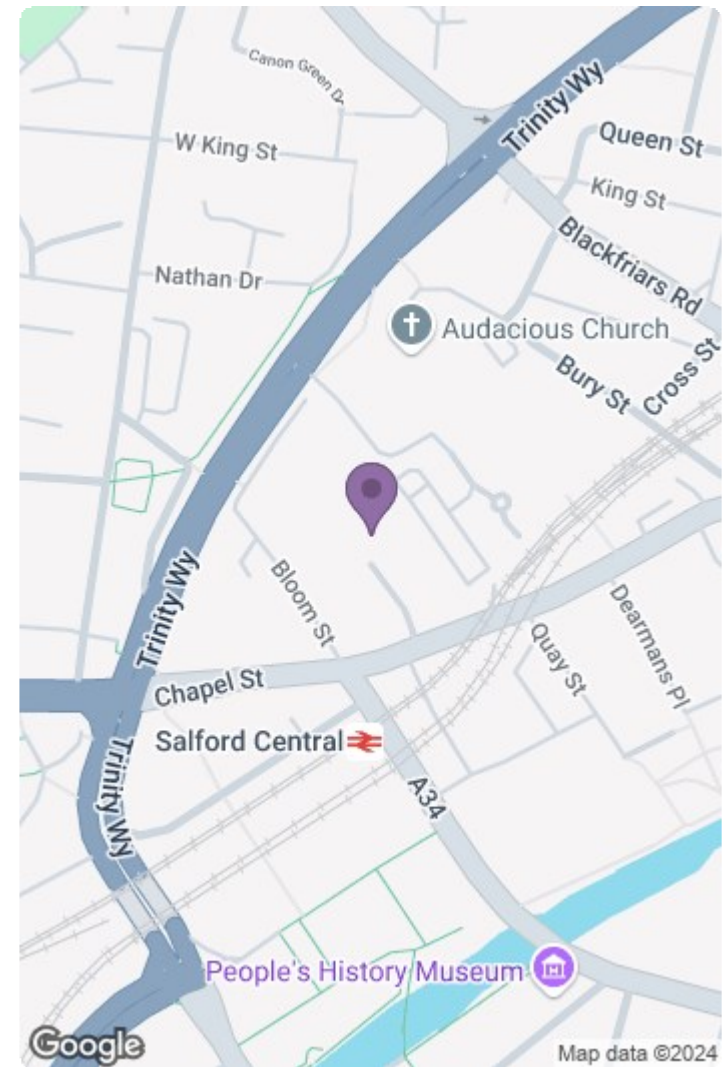
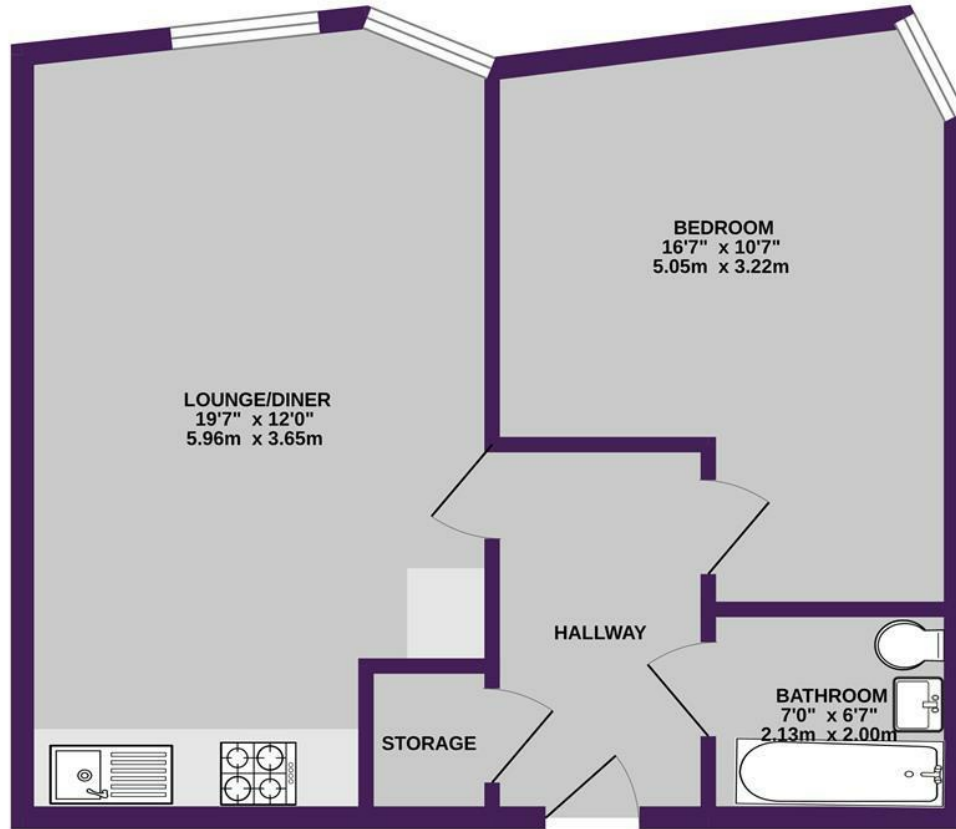
Pedestal wash hand basin and a low level WC.

Fully tiled walls, tiled flooring, chrome heated towel rail, extractor fan.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

FIFTH FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

