



 **2**
Bedrooms

 **1**
Bathroom



****Offered to the market with no onward chain**** C & R City are pleased to bring to the market this spacious two double bedroom situated in City View, Highclere Avenue, M7. Situated on the fourth floor this property offers a large reception and fully fitted kitchen with an integrated fridge and freezer, two generously sized double bedrooms and a fitted bathroom. The apartment benefits from spacious rooms, electric heating, and secure parking. This property also comes with a lift to all floors and key fob entry. Location is ideal as it is two miles to the city centre, great transport links, furthermore there is a local Supermarket and leisure centre, nearby. Ideal buy to let investment with a perceived rental return of circa £800pcm.

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Lounge 7.33m x 4.03m (24' 1" x 13' 3")

Spacious living room, Upvc double glazed windows. The living room/kitchen has wood laminate flooring throughout. Two electric heaters, the kitchen has wall and base units with fridge and freezer, oven, hob and extractor hood. Stainless steel sink unit.

Master Bedroom 4.26m x 2.92m (14' x 9' 7")

Upvc double glazed window, wood laminate floor and electric heater.

Bedroom Two 4.17m x 2.30m (13' 8" x 7' 7")

Upvc double glazed window, wood laminate flooring and electric heater

Bathroom

Three piece suite with electric shower over the bath, wash hand basin and w.c Heated towel rail and tiled walls.

Lease Details

999 years from 2003



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: City View, Highclere Avenue, Salford, M7 4ZU

