



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market this well presented second floor, two double bedroom apartment. The property is positioned within a 10-minute walk of Deansgate and is situated in a popular residential development. Bevill Square is a purpose-built block of apartments with well-kept communal areas within close proximity to the city centre. The apartment comprises of a spacious hallway providing access to all rooms, two double bedrooms, kitchen providing access to a private balcony area, three-piece bathroom suite and a spacious lounge. The property is fully double glazed and GCH. Parking also available.

Ideal for a first-time buyer or investment purchase!

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Entrance Hall

Providing access to all rooms, storage cupboard, intercom entry system, fuse box.

Lounge *4.37m x 3.77m (14' 4" x 12' 4")*

Bright & spacious living room with UPVC double glazed window to front aspect. Radiator, television and telephone connection points.

Kitchen *3.23m x 2.41m (10' 7" x 7' 11")*

Breakfast kitchen with range of matching base and eye level units with complimentary work surfaces over. Built in oven with overhead gas hob, space for Fridge Freezer and washing machine. Cupboard housing the boiler. Double glazed window and door leading to a private balcony.

Balcony

Spacious private balcony accessed via the kitchen.

Master Bedroom *3.08m x 4.12m (10' 1" x 13' 6")*

Spacious master bedroom, ceiling light point, Radiator, UPVC double glazed window to rear elevation.

Bedroom Two *3.67m x 3.34m (12' x 10' 11")*

Spacious second bedroom, ceiling light point, Radiator, UPVC double glazed window to front elevation.

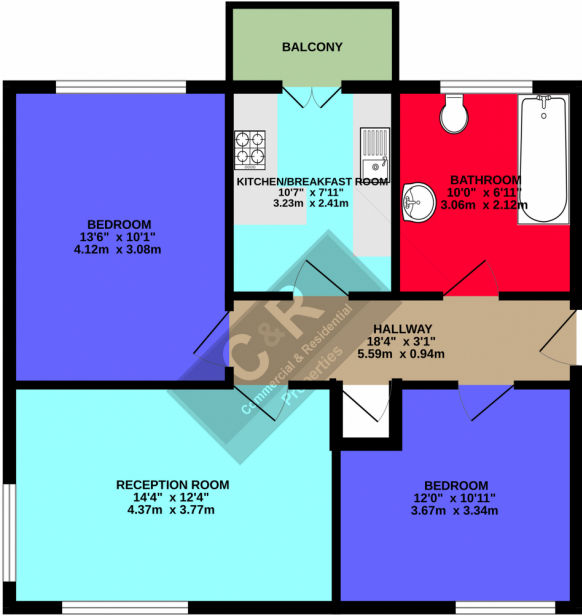
Bathroom *3.06m x 2.12m (10' x 6' 11")*

Three piece bathroom suite comprising bath with overhead shower, low level WC, wash hand basin, tiled flooring and part tiles walls. UPVC Double Glazed window to rear aspect.

Lease info

85 years remaining on the lease. Service charge approx £1,600 per annum. Peppercorn ground rent.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 floorplan 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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: Bevill Square, Salford, M3 6BB

