



 **2**  
Bedrooms

 **1**  
Bathroom





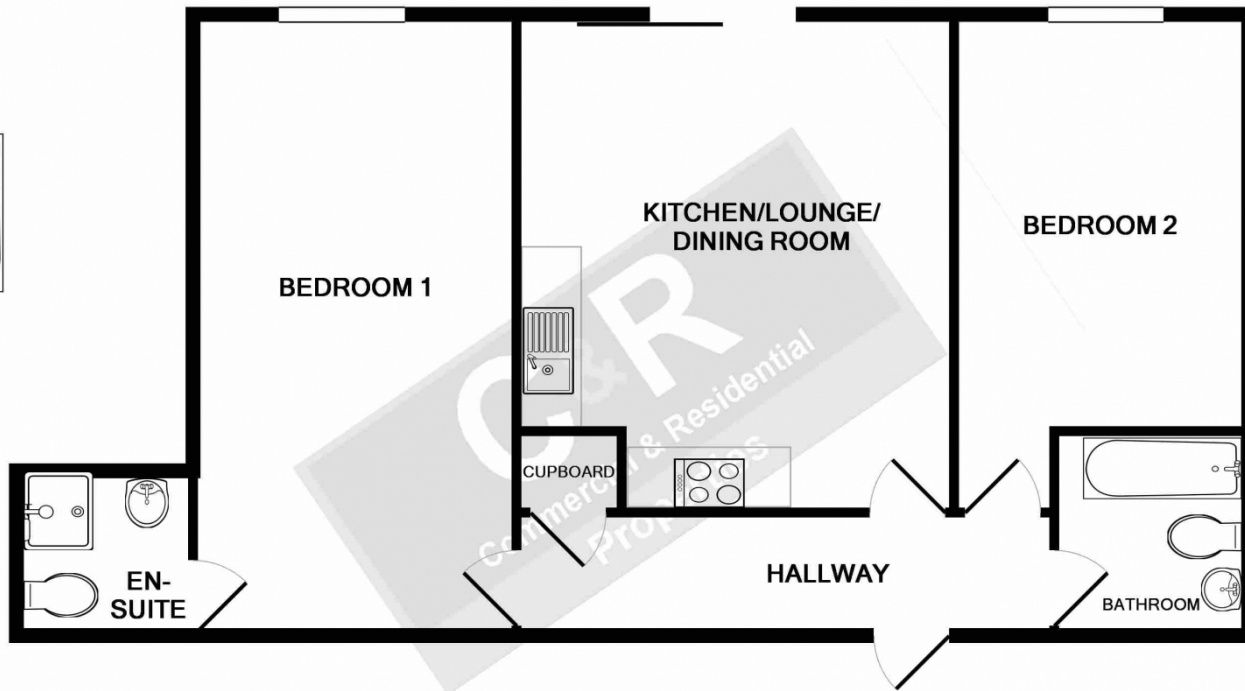
Available NOW!! The C&R City Branch are delighted to offer this two bedroom, two bathroom apartment located on the 2nd floor of the ever popular, City Point 2 development. The property comes with a parking space in a secure fob entry car park at an extra cost. Inside the property is an open plan living room with a fitted kitchen, along with two double bedrooms making it ideal for sharers or a couple. The master bedroom is particularly large with a beautiful newly fitted ensuite. The apartment comes fully furnished and is just minutes away from Deansgate and Spinningfields. There are also great transport links with Salford Central and Salford Crescent railway station just minutes away.

Call us now to arrange an appointment to view - 0161 227 9990 Opt 1.  
Council tax, Salford, Band B



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TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

