



**3**

**Bedrooms**



**2**

**Bathrooms**





C & R City are pleased to bring to the market this spacious and well presented three bedroom apartment in the popular Saltra development. Located on the 3rd floor, there are three good sized bedrooms with the master having the benefit of an en-suite, large open plan lounge with kitchen & bathroom suite. The property benefits from a large wraparound balcony & secure parking space. Excellent transport links with the metrolink on your doorstep and the M602 close by.

Gilbert House sits in a great location with ease of access to all Manchester and Salford Quays have to offer. Salford Quays and Exchange Quay tram stops are located close by for travel in and around the city with the Manchester city centre also close by.

**\*\*Please note, the property is currently in a fixed term tenancy agreement until the 2nd May 2025 at £1,250pcm\*\*.**



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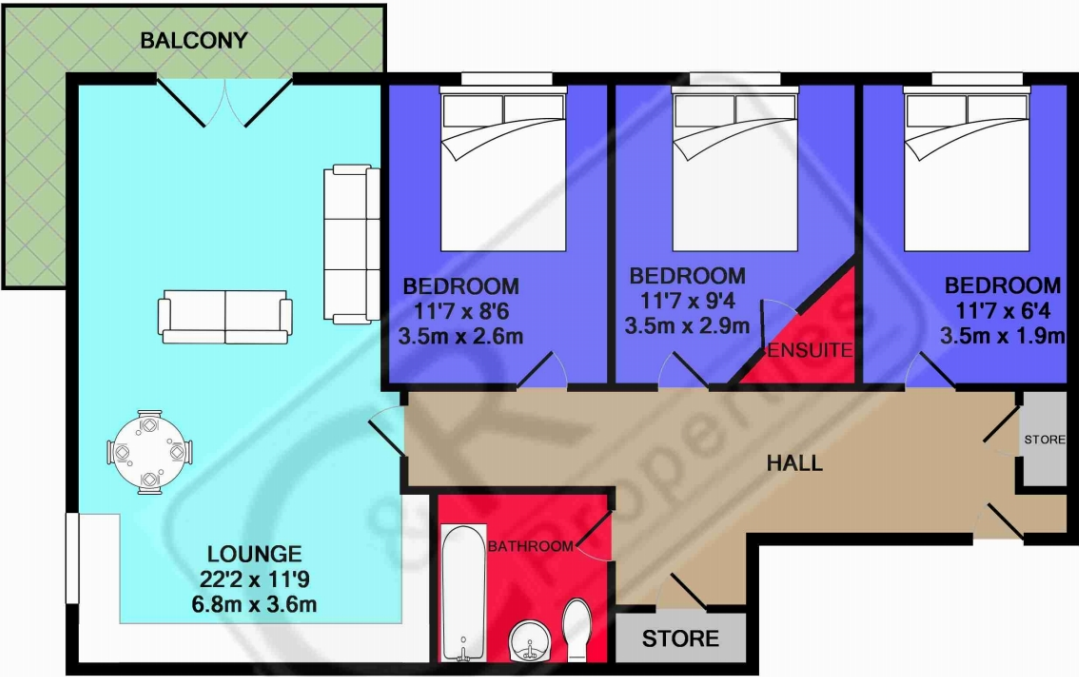
**Open Plan Lounge / Dining Kitchen** *6.80m x 3.60m (22' 4" x 11' 10")*

**Bedroom One** *3.50m x 2.60m (11' 6" x 8' 6")*

**Bedroom Two** *3.50m x 2.90m (11' 6" x 9' 6")*

**Bedroom Three** *3.50m x 1.90m (11' 6" x 6' 3")*





COMMERCIAL & RESIDENTIAL PROPERTIES (UK) LTD  
TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 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+) A		
(81-91) B	82	85
(69-80) C		
(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: Salford, Lancashire, M5

