



 **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 apartment situated in City View, Highclere Avenue, M7. Situated on the 12th 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 approx two miles to the city centre, great transport links, furthermore there is a local supermarket and leisure centre, nearby. Ideal buy to let investment.

**\*\*Please note, the property is currently tenanted with a fixed term contract in place until 26th August 2025 with a monthly rental return of £990pcm\*\***



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### **Hallway**

Spacious hallway providing access to Lounge, Two Bedrooms & the Bathroom.

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

Spacious living room, Upvc double glazed windows. The living room area is carpeted throughout and kitchen floor is vynal. 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, carpet and electric heater.

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

Upvc double glazed window, carpet 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**

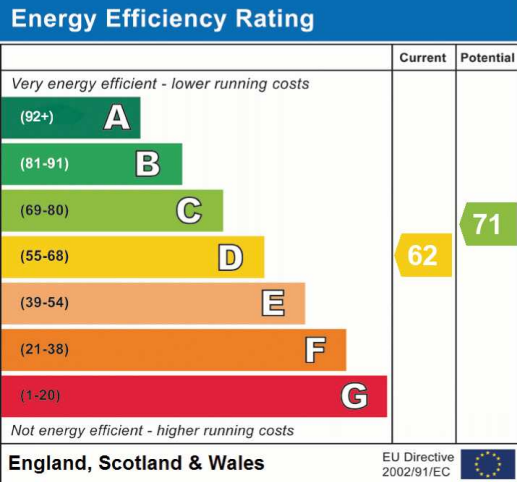
999 years from 2003. Ground Rent: £100 per annum. Service Charge: Approx £2,784 per annum



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

