



1

Bedroom



1

Bathroom



EWS1 form available (A2 rating) and offered to the market with no onward chain. C & R City are delighted to bring to the market a luxurious and very spacious one bedroom corner aspect apartment situated on the 14th floor of the prestigious Local Crescent development by Salboy. The apartment is finished to a high specification throughout and comprises of a spacious open plan lounge with fully integrated kitchen with kitchen island, a balcony providing breathtaking views of the city and beyond, one spacious master bedroom with floor to ceiling windows providing views from two aspects & a three piece bathroom suite. Exceptional on-site facilities include swimming pool, sauna/spa, gym, roof garden, cinema & concierge service.

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Location: Located in the vibrant and revitalized area of Salford known as The Crescent, this property offers unparalleled views of the River Irwell and the surrounding area. In recent years, there has been significant investment in residential, commercial, and office developments in the vicinity of The Crescent, along with the restoration of historic buildings nearby. The design of Local Crescent has been thoughtfully crafted to match the aesthetic heritage of the area.

Hallway

Parquet flooring, ceiling light switch, double doors leading to storage area housing the boiler.

Open Plan Lounge / Kitchen *4.37m x 9.41m (14' 4" x 30' 10")*

Bright & Spacious lounge, celing light pointS, double glazed windows and french doors leading to a spacious balcony. High specification and fully integral kitchen with a range of fitted base and wall units, integral oven, intergrated electric hob, sink unit with mixer tap, built in fridge freezer, built in dishwasher. Kitchen island providing plenty of storage with over head hanging feature lights. Parquet flooring throughout.

Master Bedroom *3.39m x 3.96m (11' 1" x 13')*

Spacious master bedroom, ceiling light point, electric radiator, double glazed window to two aspects, built in wardrobe.

Bathroom *2.09m x 2.13m (6' 10" x 7')*

Three piece bathroom suite comprising bath with shower over, wash hand basin, low level WC, towel radiator, part tiled walls

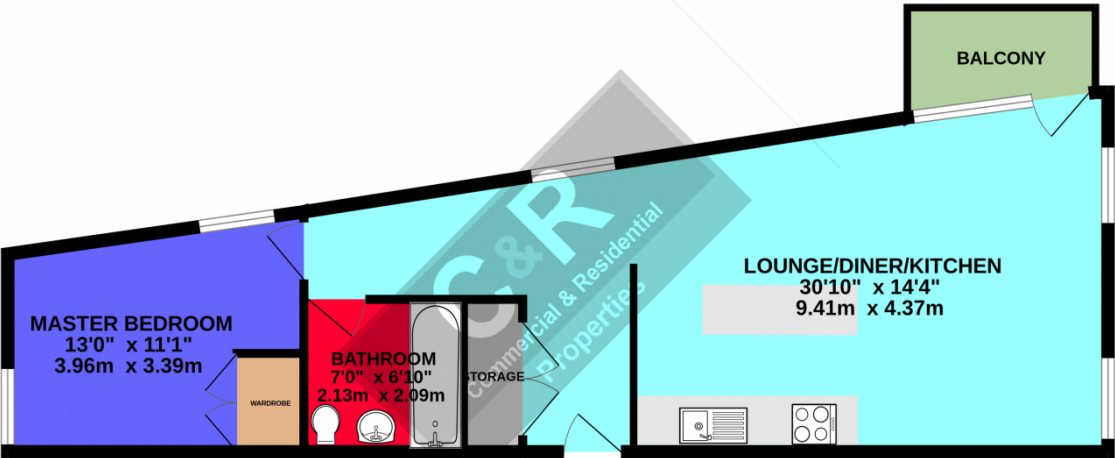
General Information

245 years remaining on the lease. Ground rent £250 per annum. Service charge £867 per quarter. EPC Rating C. Council Tax Band B. EWS1 Rating A2.

Agents Notes

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GROUND FLOOR



C & R PROPERTIES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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: Local Crescent, Hulme Street, Salford, M5 4ZD

