

C&R

Commercial & Residential

Properties

£170,000

City Point 2, Chapel Street, Salford, M3 6ES



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990



Offered to the market with no onward chain and EWS1 with B1 rating in place. C & R City are pleased to bring to the market a spacious two bedroom second floor apartment in City Point 2, Chapel Street, Salford, M3. The apartment comprises of a spacious open plan living area with kitchen, Juliette balcony, two double bedrooms, master with en-suite and a three piece bathroom suite. The apartment also comes with the added benefit of one allocated parking space.

Location: The apartment is located on Chapel Street which provides easy access in and out of the City Centre. This development is located a short walk away from the bars and restaurants of Spinningfields, the busy shopping district of Deansgate and is conveniently located across from Salford Central Station.

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Hallway 1.01m x 5.25m (3' 4" x 17' 3")

Carpet flooring, intercom system, ceiling light switch, access to utlity housing a washing machine and the boiler.

Open Plan Lounge/Kitchen 5.08m x 4.51m (16' 8" x 14' 10")

Bright & Spacious lounge, electric radiator, celing light point, double glazed windows and sliding door to Juliet balcony. Fitted kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer.

Bedroom One 5.96m x 2.82m (19' 7" x 9' 3")

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, carpet flooring. Double glazed window to front aspect.

En-Suite 1.77m x 1.59m (5' 10" x 5' 3")

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls.

Bedroom Two 5.27m x 3.02m (17' 3" x 9' 11")

Double bedroom, ceiling light point, electric radiator, double glazed window. Grey wood laminate flooring. Double glazed window to front aspect.

Bathroom 1.95m x 2.05m (6' 5" x 6' 9")

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

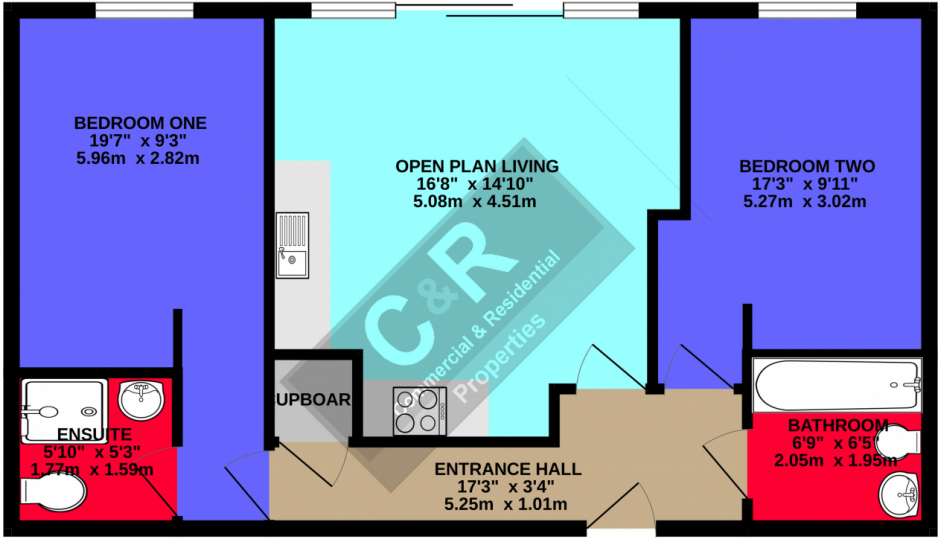
General Information

126 Years Remaining On The Lease. Service Charge £2275 per annum, Ground Rent £159.15 per annum. EWS1 Form B1 Rating, EPC Rating C. Council Tax Band: B. Building Management Is Urban Bubble.

Agent Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		85
(69-80) C	80	
(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: City Point, M3

