

C&R

Commercial & Residential

Properties

Offers in the region of £178,000
City Point 2, Chapel Street, Salford, M3 6ET



2

Bedrooms



1

Bathroom

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

0161 227 9990

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



NO ONWARD CHAIN / EWS1 B1 RATING/ 794 SQ.FT / . C & R City are pleased to bring to the market an immaculately presented and fully renovated two bedroom third floor apartment situated in City Point 2, Chapel Street, Salford, M3. The apartment comprises of a spacious open plan living area with a beautifully presented refitted kitchen with kitchen island, Juliette balcony, One double bedroom, one large single bedroom/study and a three piece bathroom suite.

OPTION TO PURCHASE GARAGE PARKING IN THE REGION OF £18,000.

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. The property would be ideal for both owner occupiers and buy to let investors

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Hallway *1.94m x 2.39m (6' 4" x 7' 10")*

Dark grey wood lamiate flooring, intercom system, ceiling light switch, access to utlity housing a Hotpoint washing machine and the boiler.

Lounge *7.58m x 5.15m (24' 10" x 16' 11")*

Bright & Spacious lounge, electric radiator, celing light point, double glazed windows and sliding door to Juliet balcony. Beautifully presented refitted kitchen with a range of fitted base and wall units with L.E.D lighting, integral Beko oven, intergrated Beko electric hob, sink unit with mixer tap, built in Beko fridge freezer, built in Lamona dishwasher. Dark grey wood laimate flooring.

Master Bedroom *4.84m x 3.11m (15' 11" x 10' 2")*

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, built in wardrobe.

Bedroom Two *3.06m x 2.81m (10' x 9' 3")*

Large single room/study, ceiling light point, electric radiator, double glazed window. Grey wood laminate flooring.

Bathroom *2.09m x 1.90m (6' 10" x 6' 3")*

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

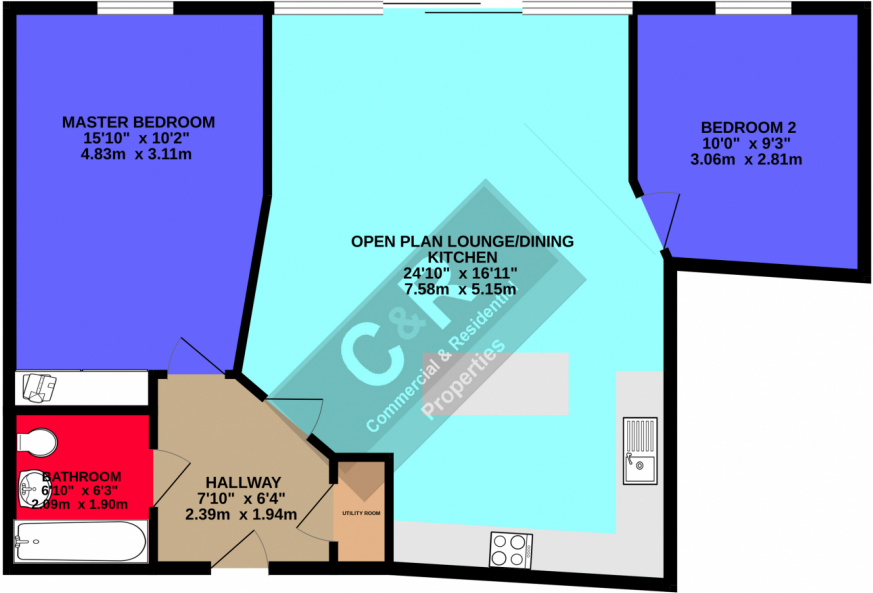
General Information

126 years remaining on the lease. Ground rent £159.15 per annum. Service charge £2514.94 per annum. EPC rating C. Council tax band B.

Agents 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
794 sq.ft. (73.8 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

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		85
(81-91) B		
(69-80) C	74	
(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

