



2

Bedrooms



2

Bathrooms



C & R City are pleased to introduce this tastefully decorated, spacious two-bedroom apartment located on the third floor of the highly anticipated Local Blackfriars development in Salford, M3. The apartment features a generous open-plan living area complete with a balcony and a fully integrated kitchen that includes a breakfast bar. The bedrooms are practical and well-designed, offering two large storage cupboards that cater to all your storage needs. Both bathrooms have a stylish and modern aesthetic, with one accessible from the living room and the other linked to the second bedroom.

Situated just a short walk from the city center and Arndale shopping center, this property may serve as an ideal buy-to-let investment or a city center residence. With an array of on-site facilities such as a cinema room, gym, launderette, concierge service, and private communal gardens, Blackfriars elevates the experience of city center living to a whole new level.

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Lounge *7.52m x 4.59m (24' 8" x 15' 1")*

Spacious lounge, carpet flooring, balcony. Electric wall heater, phone/tv point and spotlights. Intercom phone entry by the front door and the hallway. The kitchen comprises of a range of wall and base units, integrated Indesit dishwasher, built-in Hotpoint oven, Indesit hob with extractor over, sink with mixer tap, integrated Indesit fridge/freezer, under-unit lighting and spotlights.

Master Bedroom *5.36m x 2.76m (17' 7" x 9' 1")*

Double glazed floor to ceiling window, built-in wardrobes, carpeted flooring, wall heater and spotlights. Access to bathroom suite.

Bathroom *2.03m x 2.16m (6' 8" x 7' 1")*

Beautifully presented bathroom suite with access from both the living room & the bedroom, comprising of a bath with overhead shower, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls.

Bedroom Two *3.01m x 2.86m (9' 11" x 9' 5")*

Double glazed floor to ceiling window, carpeted flooring, wall heater and spotlights. Access to the en-suite bathroom suite.

En-Suite *1.37m x 2.86m (4' 6" x 9' 5")*

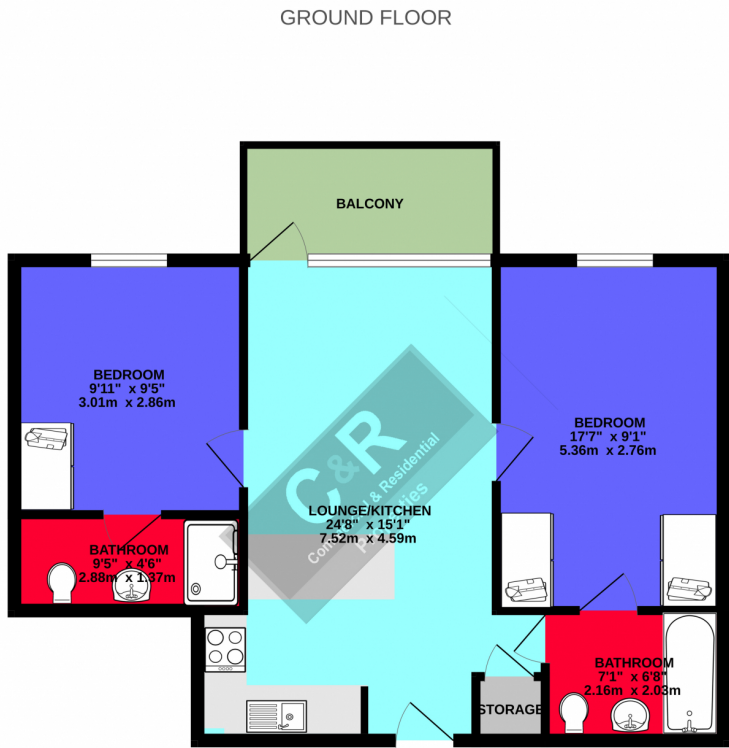
Beautifully presented en-suite comprising walk in shower with over heard shower, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls.

General Information

Ground Rent: £350 per annum. Service Charge: £715.18 Per quarter. 245 Years remaining on the lease.

Agents Notes

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C & R PROPERTIES

While 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	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: Local Blackfriars, Block B, Salford, M3 7DA

