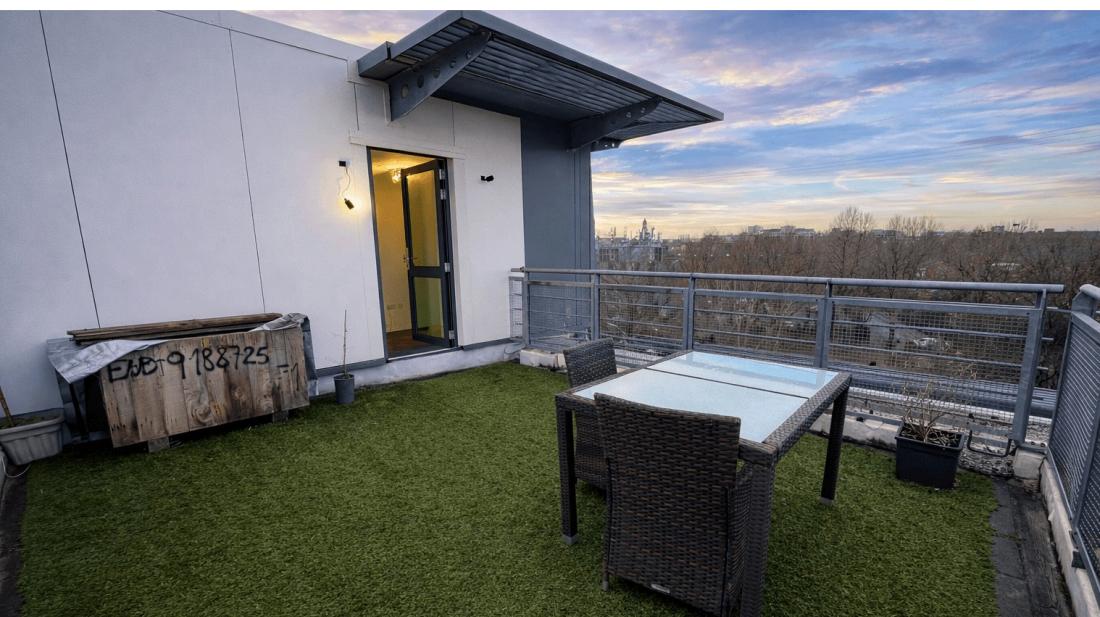




 2  
Bedrooms

 2  
Bathrooms



Offered to the market with no onward chain and an EWS1 certificate (B1 rating) in place, C & R City are delighted to present this rare opportunity to acquire a spacious top-floor apartment complete with a private outdoor terrace.

The property features a generous open-plan living and kitchen area, complemented by a Juliet balcony offering attractive city views. Accommodation includes two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite, alongside a modern three-piece family bathroom. A standout feature of the apartment is the large private garden terrace, providing excellent outdoor space rarely found in city living.

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Further benefits include a spacious garage which can be used for parking and further parking.

**Location:** Ideally situated on Chapel Street, the apartment enjoys excellent access to and from the City Centre. The development is within a short walk of the popular bars and restaurants of Spinningfields, the shopping and leisure amenities of Deansgate, and is directly opposite Salford Central Station, making it perfect for commuters and city professionals alike.

**Lounge** 4.55m x 4.60m (14' 11" x 15' 1")

Spacious lounge, electric radiator, ceiling light point, double glazed floor to ceiling windows and sliding door to Juliet balcony. Kitchen with a range of fitted base and wall units, integral oven, intergrated electric hob, sink unit with mixer tap, space for fridge freezer and dishwasher.

**Master Bedroom** 5.24m x 2.85m (17' 2" x 9' 4")

Laminate flooring, ceiling light point, electric radiator, floor to ceiling double glazed window.

**En-Suite** 1.69m x 1.76m (5' 7" x 5' 9")

En-Suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls.

**Bedroom Two** 3.94m x 3.03m (12' 11" x 9' 11")

Carpet flooring, ceiling light point, electric radiator, floor to ceiling double glazed window.

**Bathroom** 2.08m x 2.04m (6' 10" x 6' 8")

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

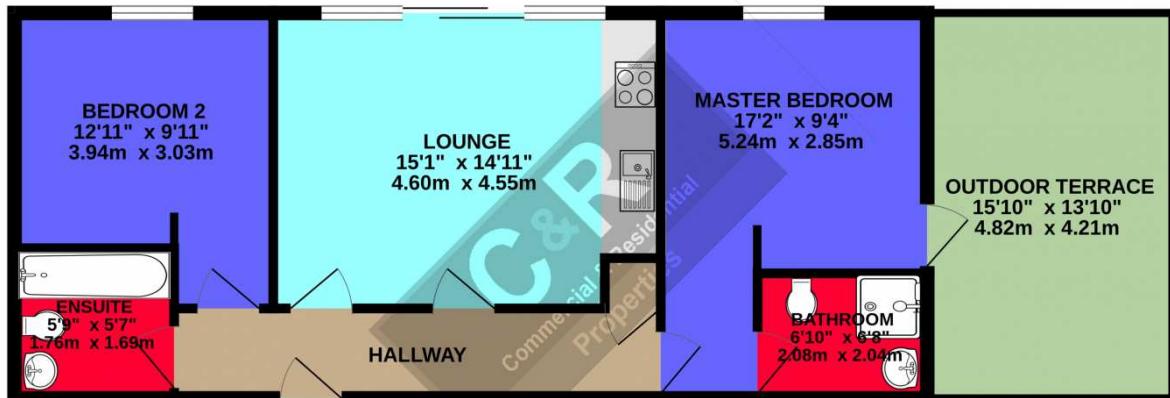
**Outside Terrace** 4.82m x 4.21m (15' 10" x 13' 10")

Spacious outside terrace providing scenic viewings of the city, artificial grass.

#### **General Information**

EWS1 B1 Rating (mortgage buyers welcome), 125 years remaining on the lease. Service charge £2699.92 per annum. Ground rent £159.15 per annum. Building management is Urban Bubble.

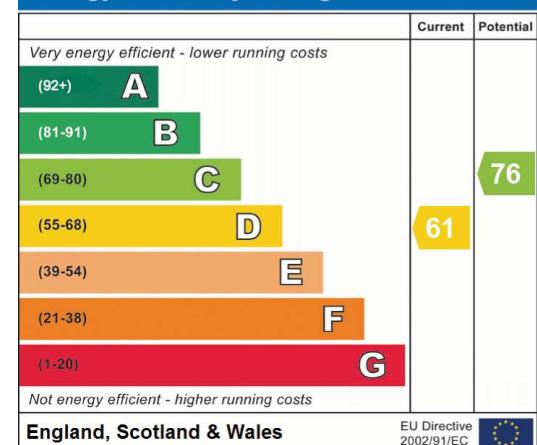
## FIFTH FLOOR



C &amp; 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



Address: City Point, M3

