



2

Bedrooms



1

Bathroom



C & R City are delighted to bring to the market this well-presented two-bedroom first floor apartment, located on Linen Court, within the popular Trinity Riverside development, Salford, M3. The accommodation briefly comprises a welcoming entrance hallway with a useful storage cupboard, a bright and spacious lounge/dining area, a fitted kitchen, two generously sized double bedrooms, and a three-piece bathroom suite. The property benefits from its first floor position, and includes parking, communal bin storage, and recycling facilities.

Please note, the property is currently tenanted until 28.08.2026 at £1,200pcm.

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Location: Trinity Riverside is a purpose-built residential development offering a range of properties from one-bedroom apartments to three-bedroom semi-detached houses. The location is truly exceptional, situated within walking distance of Manchester City Centre and the University of Salford.

The apartment is also just a short stroll from Peel Park and The Meadow, home to a scenic 2.4km circular walking and running trail along the River Irwell – ideal for outdoor enthusiasts or those seeking peaceful green spaces.

There are 11 schools within a one-mile radius of the property, many of which hold good Ofsted ratings. Excellent transport links are close by, with both Salford Central and Salford Crescent train stations within walking distance.

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Hallway *5.18m x 0.92m (17' x 3')*
Wood laminate flooring, ceiling light, access to storage cupboard, intercom entry phone and electric heater.

Lounge & Dining Area *3.51m x 7.45m (11' 6" x 24' 5")*
Double Glazed Patio Doors To Small Garden Area, Double Glazed Window To Front, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

Kitchen *2.34m x 2.68m (7' 8" x 8' 10")*
Comprising wall and base units, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, ceiling lighting and ceiling extractor, Double glazed windows.

Master Bedroom *3.74m x 2.80m (12' 3" x 9' 2")*
Spacious master bedroom, double glazed window, carpet flooring, electric wall heater & ceiling lighting.

Bedroom Two *2.93m x 2.63m (9' 7" x 8' 8")*
Double glazed window, carpet flooring, electric wall heater and ceiling lighting.

Bathroom *2.82m x 2.02m (9' 3" x 6' 8")*
Accessed via the hallway, a three-piece bathroom suite comprising bath with shower attachment over, heater, WC, sink with mixer tap, part tiled walls, tiled flooring and ceiling extractor. Storage cupboard

Lease Information
Lease: 125 years from 10/07/1992. Service Charge: £219pcm inclusive of ground rent & buildings insurance. Please note, the property is currently tenanted until 28.08.2026 at £1,200pcm.

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
656 sq.ft. (60.9 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 656 sq.ft. (60.9 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.
Made with floorplans 12022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(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: Linen Court, Trinity Riverside, Salford, M3 6JG

