



Apartment 68 Lockett Gardens, Salford, M3 6BJ

A spacious three bedroom flat forming part of a quiet low rise development on the fringes of Manchester city centre and a short distance from a selection of shops, cafes and restaurants along Chapel Street. It's approximately 10 minutes walk from Salford University and is close to a number of transport links including Salford Crescent train station. Lockett Gardens is set behind a secure gated entrance and offers well maintained communal laid to lawn gardens with mature trees and an inviting driveway. The first floor property benefits from a corner aspect position and the accommodation briefly comprises; entrance hallway with storage cupboard, spacious living room, separate kitchen with access to a private balcony, three double bedrooms and a three piece bathroom suite. The property is currently tenanted on a periodic tenancy with an HMO licence and includes one allocated parking space. No onward chain. EPC rating (C) Council tax band (C)

Lease: 125 years from 1989

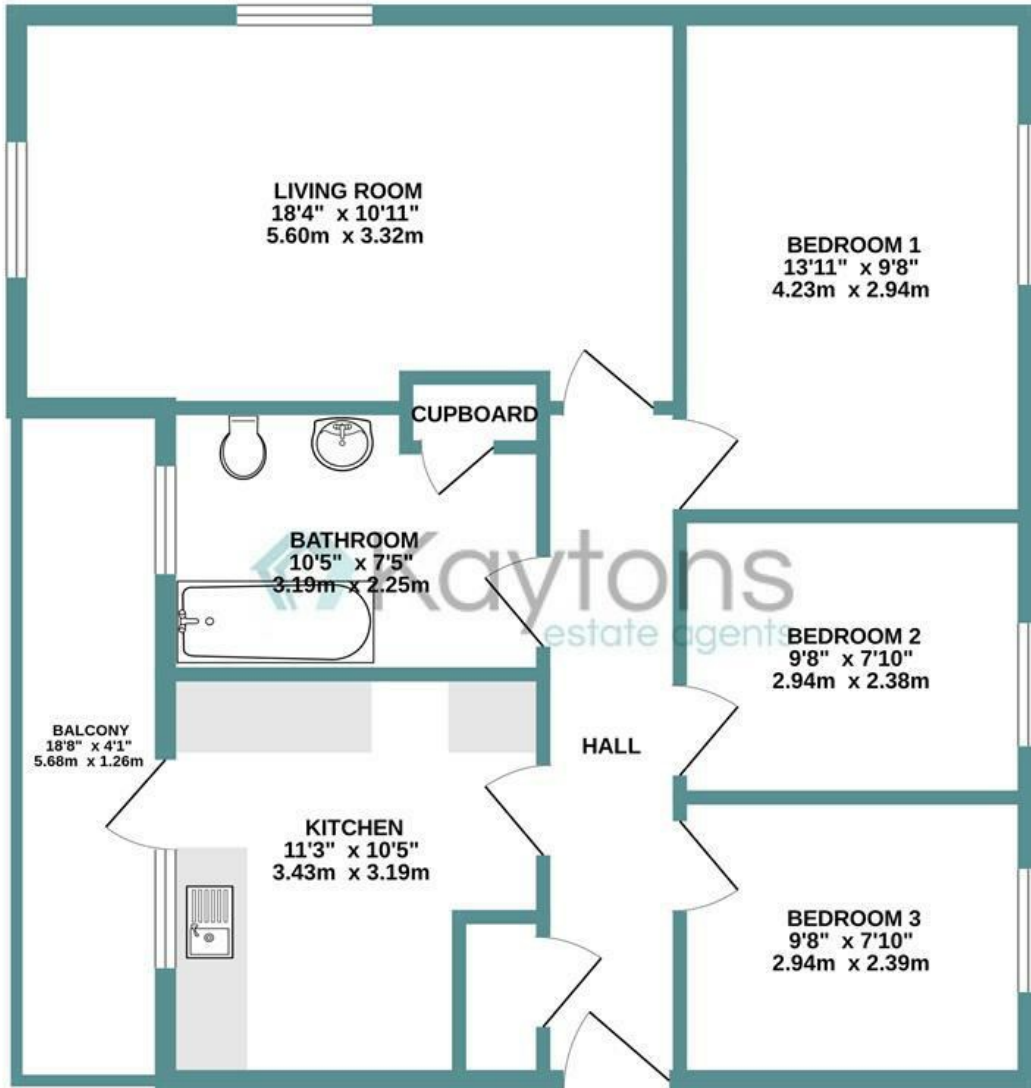
Ground Rent: N/A

Service Charge: £2200PA

- Three Double Bedrooms
- First Floor Corner Aspect Position
- Secure Allocated Parking Space Included
- Well Maintained Communal Gardens
- No Onward Chain
- Short Distance from Manchester City Centre
- Quiet Residential Location
- Walking Distance to Transport Links & Amenities
- West Facing Balcony
- Low Rise Development in Quiet Setting

£189,950

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		