



Apartment 21 Delta Point, Blackfriars Road, Salford, M3 £170,000



**** EWS1 FORM IN PLACE ** NO ONWARD CHAIN **** A spacious two bedroom apartment located on the first floor of a purpose built development within close proximity of Manchester city centre. Delta Point is a short walk from Greengate, Deansgate and the main retail district. It also provides easy access to Trinity Way, Victoria train station and motorway network. Offering a wealth of space and presented to a good standard, the accommodation briefly comprises; entrance hallway with two storage cupboards, bright open plan living room, fitted kitchen with appliances, two double bedrooms, a stylish and upgraded three piece bathroom suite and an en suite shower room. EPC rating (C)

Lease: 250 years from 2004
Annual Ground Rent: £330 (increases with RPI)
Annual Service Charge: £2,046.20
Management Company: Zenith

- Spacious Two Bedroom Apartment
- Stylish Bathroom + En Suite Shower Room
- EWS1 Form with A1 Rating
- Close to Trinity Way, Victoria Train Station & Bus Network
- First Floor Position
- Walking Distance to Deansgate & Spinningfields
- Suitable for Investors & Owner Occupiers
- No Onward Chain

