



1221, City Link Hessel Street, Salford, M50 1DH

£90,000 Price Guide





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On the fringe of Media City and just a couple of miles to the west of Manchester City Centre, this is an extremely well connected apartment-with Weaste Metro right on the doorstep! The secure 2nd floor position and a walk-on SOUTH FACING BALCONY make this something quite special while the dimensions, proportions and light in the apartment are equally significant and set this apart from many other flats in the area.

Description

Entrance Hall

Panel radiator. Entry phone.

Living Room & Kitchen

23'0 x 10'10

Narrows to 10' in the kitchen area. A lovely open plan room with 2 distinct areas. Living area with twin double glazed doors to the south facing walk-on balcony. Radiator. Kitchen area with L-shaped fitted units and work surfaces, built-in oven, integrated hob and extractor hood. Plumbed for washing machine. Natural area for dining table.

Balcony

Southerly aspect walk-on balcony with far reaching views

Bedroom

17'4 x 10'6

Great dimensions and a lovely shape, with a deep bay recessed to the southern elevation. Panel radiator.

Bathroom

Panelled bath with an integrated shower over. Wash basin. WC. Heated towel ladder. Tiled to water sensitive areas.. Door to airing cupboard.

Parking

Unallocated/visitor blue spaces

Agents' notes

We are informed of the following, solicitors to verify:

Service Charge: £366.28 per quarter to include maintenance, insurance and cleaning of communal areas

Ground rent: £125 p/a

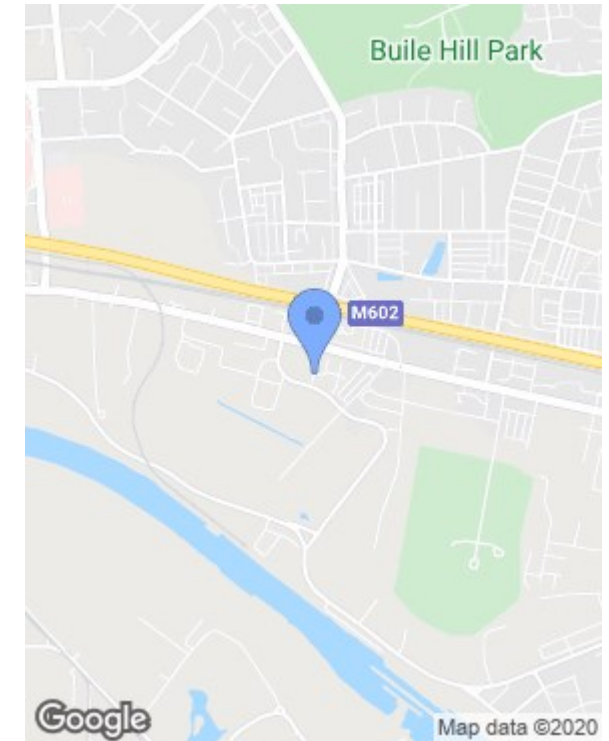
Lease: 125 years from 2008



Floor Plans



Area Map



Energy Performance Graph

