

**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Local Crescent | Salford M5 |C42705LC



£265,000

AiHOMES is delighted to present this exquisite 2-bedroom, 2-bathroom apartment, ideally located on the first floor of Local Crescent. This residence is perfect for those seeking a stylish and comfortable home. The apartment boasts a lovely balcony, providing a serene outdoor space to enjoy.

Inside, you will find the property in excellent condition, with modern furnishings and well-maintained bedrooms and bathrooms. The kitchen is fully equipped with essential appliances, including a dishwasher, fridge/freezer, and oven.

This apartment is not only a wonderful home but also an attractive investment opportunity. Currently, the property yields a gross return of 5%, with a promising projection of around 6.4% for future tenancies.

Residents will enjoy a wealth of amenities, including a swimming pool, spa and sauna, a well-equipped gym, a cinema, a roof terrace, and a co-working space. Additionally, a 24-hour concierge service is available to cater to your needs. The picturesque River Inwell is just a stone's throw away, perfect for leisurely strolls or invigorating jogs.

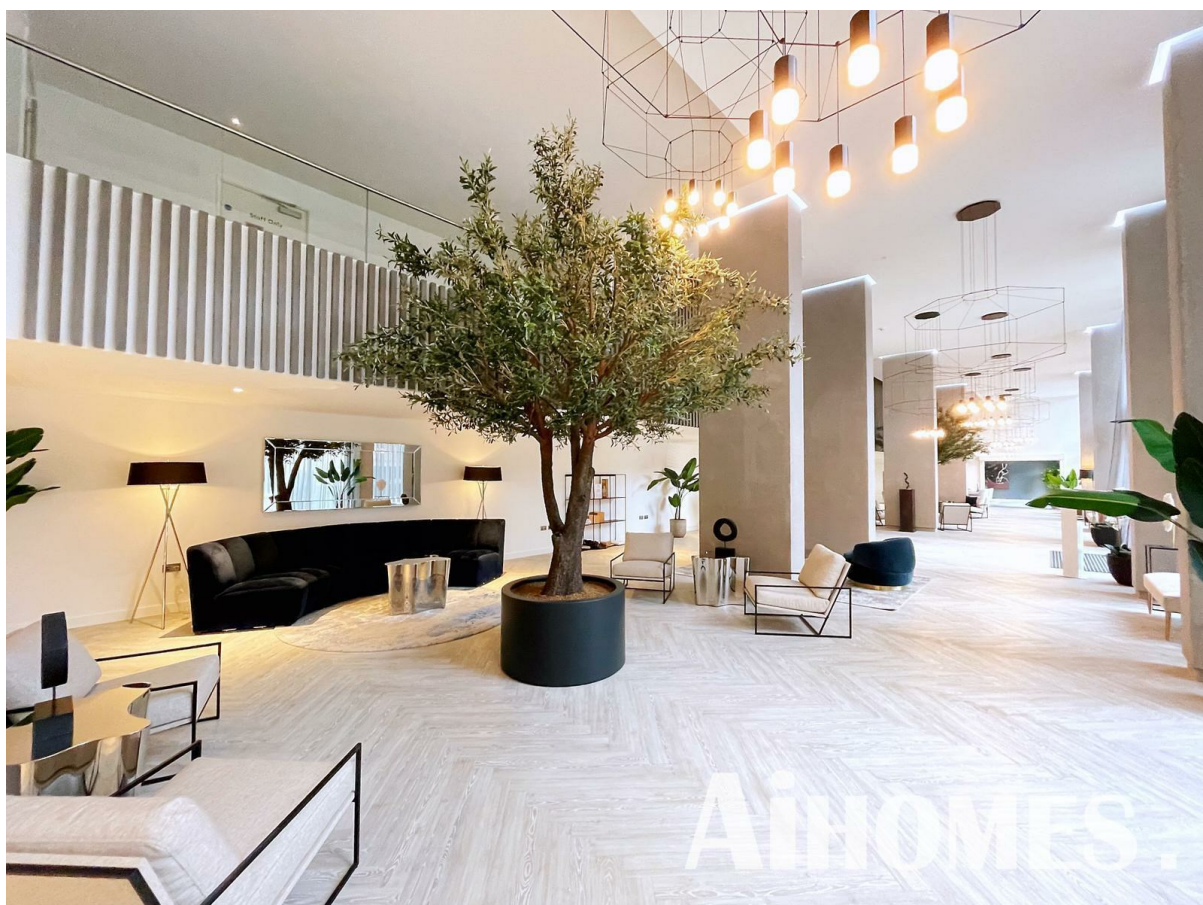
The spacious double bedrooms feature floor-to-ceiling windows, allowing natural light to flood the space, creating a warm and inviting atmosphere. For your convenience, Tesco Express and Sainsbury's are a mere 5-minute drive away, while Trinity Medical







**Modern 2B2B Apartment | Local Crescent | Salford M5
10427051 C**



EPC Rating:
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CONTACT

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

AiHOMES.