



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this well presented, spacious two double bedroom top floor apartment situated on Angora Drive, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with two storage areas (one housing the boiler), a bright and spacious 'L' shaped lounge which provides privacy between the lounge and dining area, a fully fitted kitchen with built in oven with hob over, two spacious double bedrooms & a three piece bathroom suite. The property is situated on the top floor with access to parking, communal bin storage and recycling points. All the work has been finished to a good standard and kept to a neutral décor throughout making it the perfect property to move into or rent out straight away.

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Location: Trinity Riverside is a purpose-built development offering a full range of properties, from 1 bed apartments to 3-bedroom semi-detached houses. The location is truly fantastic as you are only a short walk from Manchester City Centre & The University of Salford. The apartment is also just a short walk from Peel Park & The Meadow where you will find a 2.4km circular walk trail and is a popular trail for running and walking or just enjoying some solitude and taking in the views of The River Irwell. There are also 11 schools located within a one-mile radius of the property, most of which come with a good Ofsted rating. The property is also within walking distance to both Salford Central & Salford Crescent Stations.

Lounge 5.14m x 4.19m (16' 10" x 13' 9")

Spacious open plan lounge dining area, wood laminate flooring, ceiling light point, two windows facing front aspect.

Kitchen 2.43m x 2.28m (8' x 7' 6")

Fitted kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer & washing machine.

Bedroom One 3.32m x 3.02m (10' 11" x 9' 11")

Double bedroom, ceiling light point, wood laminate flooring, window to rear aspect

Bedroom Two 3.27m x 3.02m (10' 9" x 9' 11")

Double bedroom, ceiling light point, carpet flooring, window to rear aspect

Bathroom 2.43m x 2.28m (8' x 7' 6")

Three piece suite comprising bath, wash hand basin, low level WC, partially tiled walls.

General Information

91 years remaining on the lease. Service charge £194.57pcm. Ground rent: Peppercorn (£0). Service charge payable to Onward Homes. Council Tax Band A. EPC Rating C.

Agents Notes

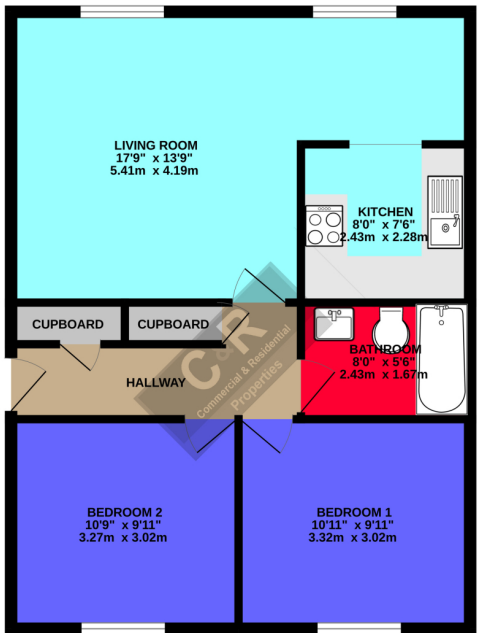
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Thinking of selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or

visit our offices, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR
633 sq.ft. (58.9 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 633 sq. ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	82
(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	

