



Apt 82 City Point 2, 156 Chapel Street, Salford, M3 6ES

This 2nd floor two bedroom apartment is located in the popular development City Point II on Chapel Street. Entrance hall and storage with washer/dryer, living/kitchen with juliet balcony and fitted base units with oven/hob, fridge/freezer and dishwasher. Master bedroom has en-suite shower room, 2nd double bedroom and three piece bathroom suite with shower attachment. Property comes with a parking space. Tax Band B. EPC Rating C.

Offers Over £170,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Situated in a prime location, this apartment benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it a fantastic base for exploring the wider area. Whether you are commuting to work or enjoying a leisurely day out, you will find everything you need within reach. Salford Station is located 50 yards across the road and Spinningfields is only a stones throw away.

Kitchen / Lounge

14'4" x 13'8"

Spacious open plan kitchen / lounge, a range of wall and base units with a complimentary kitchen worktop, integrated

oven/hob, extractor fan and dishwasher, electrical power sockets, spot lighting, T.V access point, Juliet balcony.

Bedroom One

8'10" x 12'4"

Fitted carpets, spot lighting, fitted wardrobe, double glazed UPVC window, electric heater

En-Suite

6'1" x 5'1"

En-closed shower cubicle, shower attachment with mixer, heated towel rail, spot lighting, fitted mirror.

Bedroom Two

11'11" x 11'7"

Fitted carpets, spot lighting, fitted wardrobe, double glazed UPVC window, electric heater, access to en-suite.

Bathroom

6'11" x 6'9"

Part tiled bathroom, shower attachment, glass shower screen, hand wash basin, low level W.C.

Externally

Property comes with an allocated parking space.

Additional Information

Service Charges £2275.08p pa

Ground Rent £159.15p pa Review period TBC

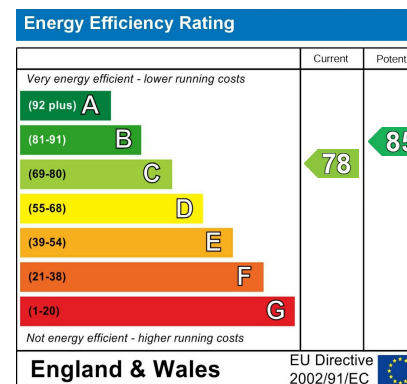
Lease 150 Years from 2002

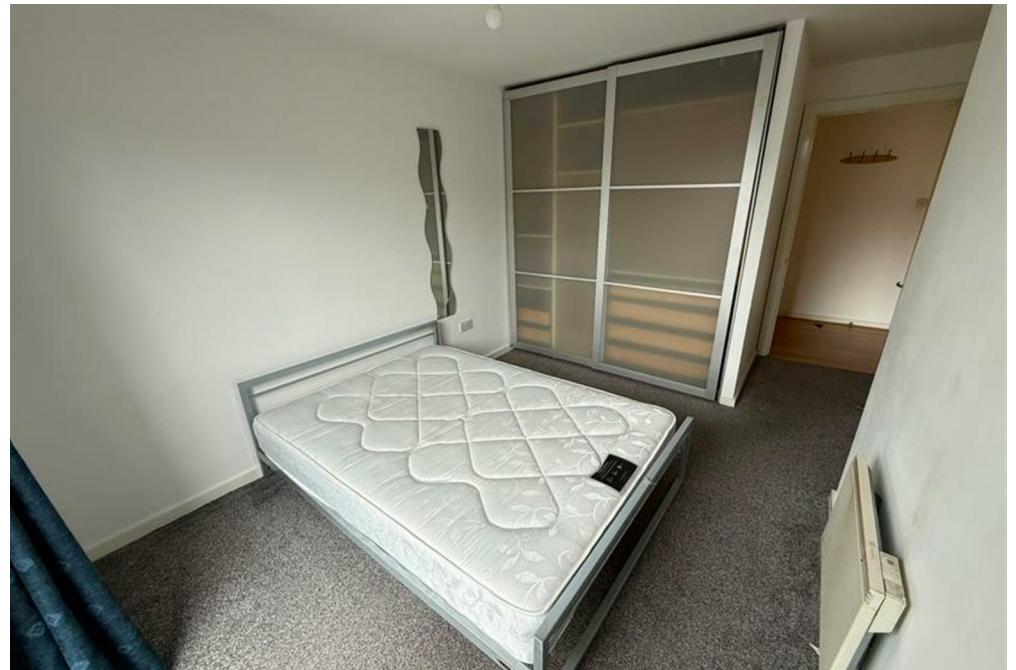
EPC Rating - C

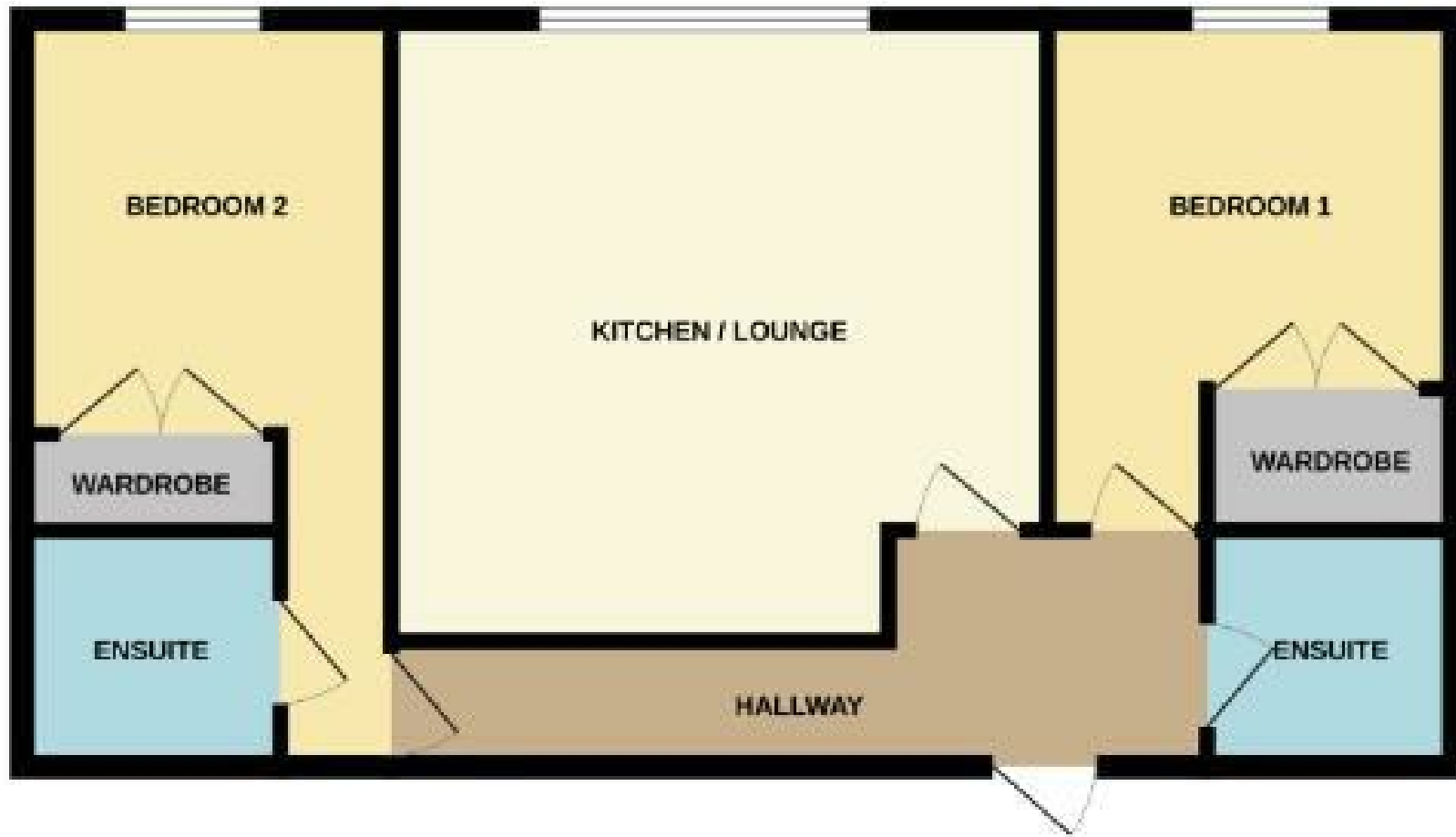
Council Tax Band - B

Agents Notes

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