



Eccles New Road

Salford

Miller Metcalfe
Every step of the way

Eccles New Road

Salford

First Floor



EPC Rating - C

*** Calling All First Time Buyers and To Let Investors - Early Internal Viewing Strongly Advised ***

This exceptional first floor apartment is situated upon a development of similar homes within the highly favoured area of Salford. This wonderful property offers well-proportioned living space all on one floor level and is well presented throughout and simply must be viewed internally to be fully appreciated.

The accommodation comprises a communal entrance, private entrance hall, generous living room, a modern fitted kitchen with integrated appliances, a sizable master bedroom with fitted wardrobes, a further good sized guest bedroom and a modern three-piece bathroom. There is also a substantial balcony providing excellent outdoor space that is ideal for relaxing and al-fresco entertaining, alongside well-tended communal gardens.

The superb development is within easy access to host of amenities, and it is also well-placed for major transport links, to include the M6, M60, M61, M62 motorway networks, making it ideal for those looking to commute into Manchester City Centre, Salford Quays and across the Northwest of England.

Rarely do properties of this type remain on the market for very long and as such, an early internal inspection is strongly advised to avoid disappointment.

- **TENURE**
Leasehold
125 Year Lease - 86 Years Remaining
Start Date - 07.04.1988 - End Date - 01.10.2112

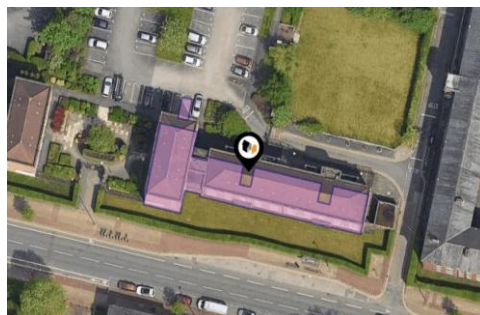
- **GROUND RENT/SERVICE CHARGE**
£420.00 Per Quarter

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band A - £1,635 Per Year

- **FLOOD RISK**
Very Low

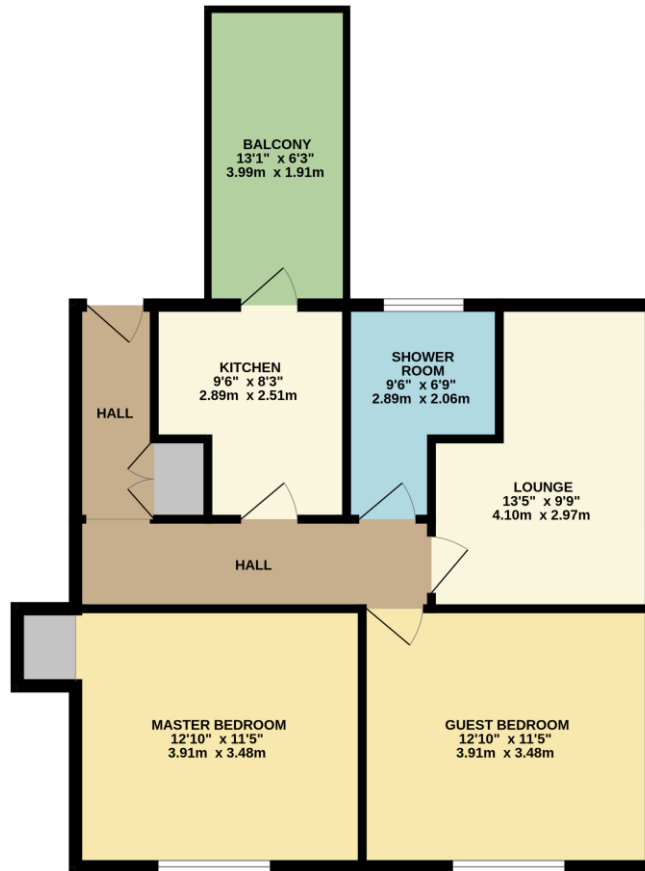
- **BROADBAND**
Basic - 15 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - Yes





GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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