



 **2**  
Bedrooms

 **2**  
Bathrooms



Offered to the market with no onward chain and EWS1 with B1 rating in place. C & R City are pleased to bring to the market a spacious and very well presented two bedroom, two bathroom first floor apartment in City Point 2, Chapel Street, Salford, M3. The apartment comprises of a spacious open plan living area with kitchen, two double bedrooms, master with en-suite and a three piece shower room. The apartment also comes with the added benefit of one allocated parking space which is accessed via a secure gated entry system.

**Location:** The apartment is located on Chapel Street which provides easy access in and out of the City Centre. This development is located a short walk away from the bars and restaurants of Spinningfields, the busy shopping district of Deansgate and is conveniently located across from Salford Central Station.



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#### **Hallway**

Wood laminate flooring, intercom system, ceiling light switch, access to utility housing a washing machine and the boiler.

#### **Open Plan Lounge/Kitchen** 4.84m x 4.49m (15' 11" x 14' 9")

Bright & Spacious lounge, electric radiator, ceiling light point, double glazed window to rear aspect. Fitted kitchen with a range of fitted base and wall units, integral electric oven, integrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer, wood laminate flooring

#### **Master Bedroom** 6.60m x 2.83m (21' 8" x 9' 3")

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, wood laminate flooring. Double glazed window to rear aspect.

#### **En-Suite** 1.84m x 1.60m (6' x 5' 3")

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls.

#### **Bedroom Two** 4.37m x 3.03m (14' 4" x 9' 11")

Double bedroom, ceiling light point, electric radiator, double glazed window. Wood laminate flooring. Double glazed window to rear aspect.

#### **Bathroom** 2.04m x 2.06m (6' 8" x 6' 9")

Three piece bathroom suite comprising bath with overhead shower, wash hand basin, low level WC, towel radiator, part tiled walls.

#### **General Information**

126 Years Remaining On The Lease. Service Charge Apporx £2700 per annum, Ground Rent £159.15 per annum. EWS1 Form B1 Rating, Council Tax Band: B. EPC Rating: D. Building Management Is Urban Bubble.

#### **Agents Notes**

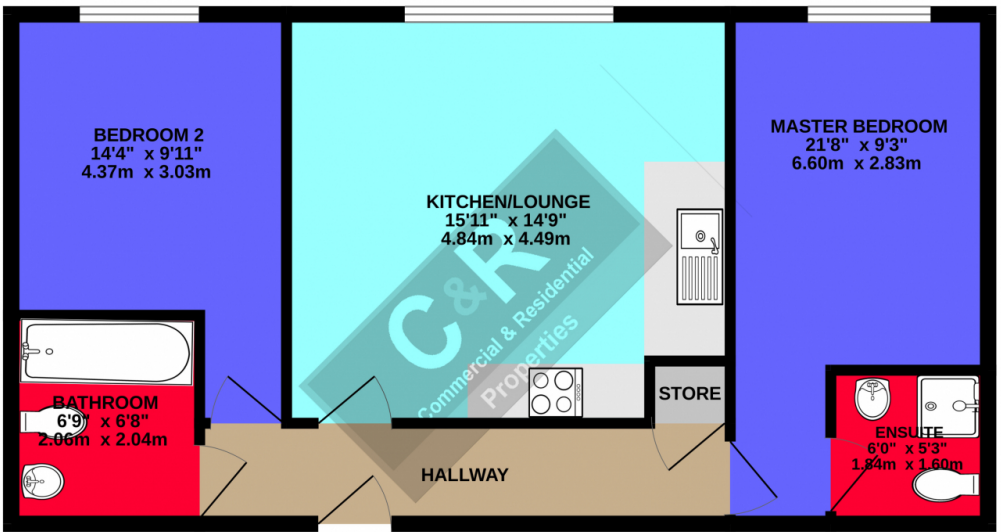
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#### **Thinking Of Selling**

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



**GROUND FLOOR**  
640 sq.ft. (59.5 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: City Point 2, Chapel Street, Salford, M3 6ES

