



RESIDE  
MANCHESTER



10 Central Court  
Melville Street, Salford, M3 6DH

Asking Price £210,000



# 10 Central Court

Melville Street, Salford, M3 6DH

This lovely three bedroom apartment is located in the Central Court development. It offers a bright open-plan living area, three generously sized double bedrooms, and two bathrooms. Juliet balconies in the living area and two bedrooms add plenty of natural light, and the property also benefits from a secure allocated parking space.

Just a short walk from Deansgate, this property is on the doorstep to all the bars, restaurants and amenities that the city centre has to offer. As well as being a 5 minute walk to Salford University, the Salford Crescent Train Station, and The Salford Shopping Centre.

This apartment is chain free and perfect for owner occupiers or investors.

Viewing is highly recommended. Call the sales team on 0161 837 2840 to arrange a viewing.

## The Tour

Step inside this three-bedroom apartment, located on the ground floor. As you enter, you're welcomed by a hallway that connects seamlessly to the rest of the accommodation. Throughout the property, you'll find laminate flooring. The apartment boasts three generously sized double bedrooms, offering comfort and flexibility for family living, working from home, or hosting guests. The primary bedroom features its own private ensuite bathroom, while a well-appointed family bathroom serves the rest of the home. At the heart of the property lies the spacious kitchen and living area. Bright and welcoming, it's the perfect hub for everyday living and entertaining. Natural light floods the room through the Juliet balcony, creating a bright and airy atmosphere.

This apartment combines practical modern living with style, space, and comfort—ready for you to move in and make it your own.





### The Area

Whether you are strolling to the independent bars and restaurants of Chapel Street including GK Gallery and tea room, Vero Moderno and Porta or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

Co-Op: 2 minute walk

Spinningfields: 5 minute walk

Peel Park: 5 minute walk

Salford Retail Park: 10 minute walk

### Lease Information

Length of lease - 229 years remaining.

Service charge - £2881.90 per annum.

Ground rent - £200 per annum.

- Three Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen & Living Area
- Allocated Parking Included
- Juliet Balconies
- EPC Rating D
- Owner Occupiers & Investors Welcome
- Chain Free
- No Cladding Installed - Mortgage Buyers Welcome
- Walking Distance to City Centre

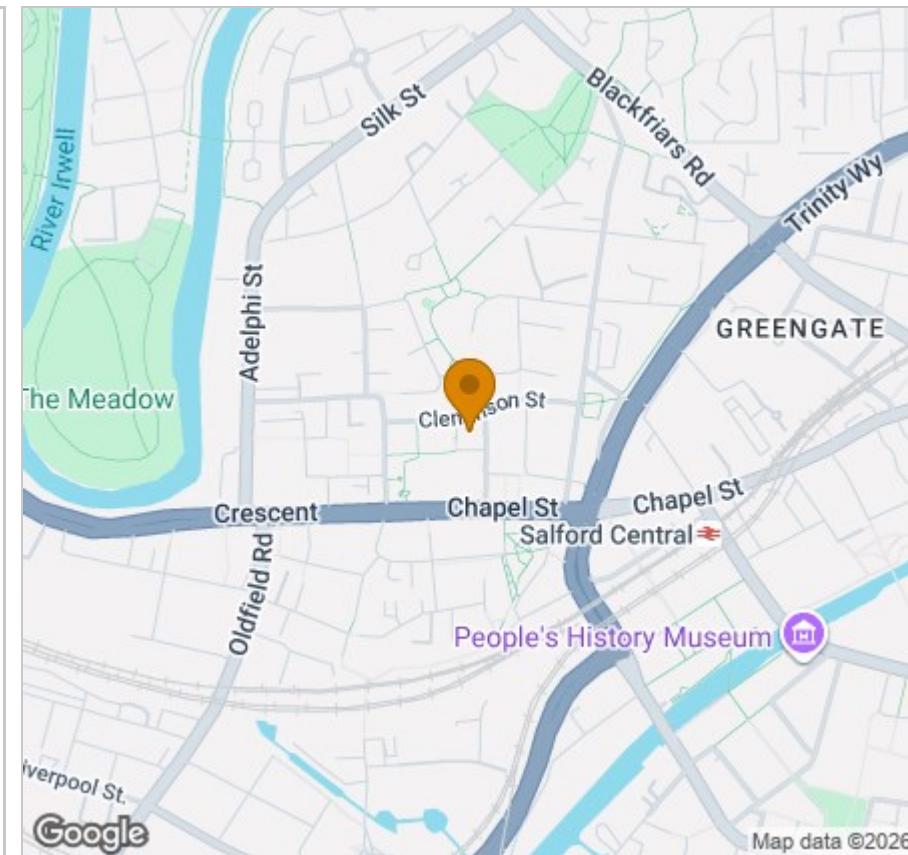
## Floor Plan

Ground Floor



Total area: approx. 70.7 sq. metres (760.7 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	70
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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