



## **Block B, 4 Marlstone Avenue, Salford, M3 7GT**

**£357 Per Week**

BRAND NEW TWO BED APARTMENT IN THE FANTASTIC UPTOWN DEVELOPMENT

2 bedroom apartment on the 6th floor, located in the brand new development Uptown in the Greengate area.

The apartment has an open plan kitchen and living area, furnished with a dining table and chairs, a two seater sofa and other free standing furniture. Both bedrooms come with a double bed, large fitted wardrobes, bedside tables and has access to a Juliette balcony - one of which has an en-suite bathroom. The tiled main bathroom comes with a bath with overhead shower and large mirror on the wall.

Uptown is located in the new development area of Greengate, with the AO Arena, Victoria Train Station and City Centre being under 10 minute walk it is a prime location.

COMES FURNISHED. AVAILABLE FROM NOW.

- 6TH FLOOR
- 2 BEDROOMS
- OPEN PLAN LIVING AREA
- AVAILABLE NOW
- 2 BATHROOMS
- CLOSE TO CITY CENTRE
- FURNISHED
- PRIME LOCATION

**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



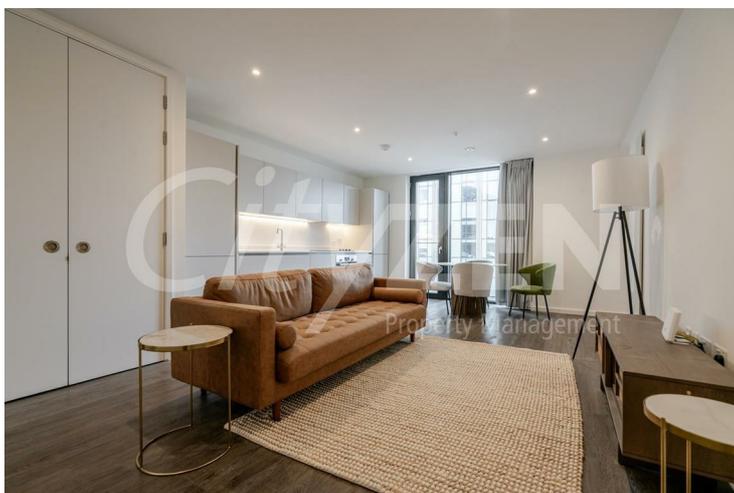
**KITCHEN**



**RECEPTION**



**KITCHEN**



**RECEPTION**



**RECEPTION**



**BATHROOM**

**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



**BEDROOM**



**EN SUITE**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**

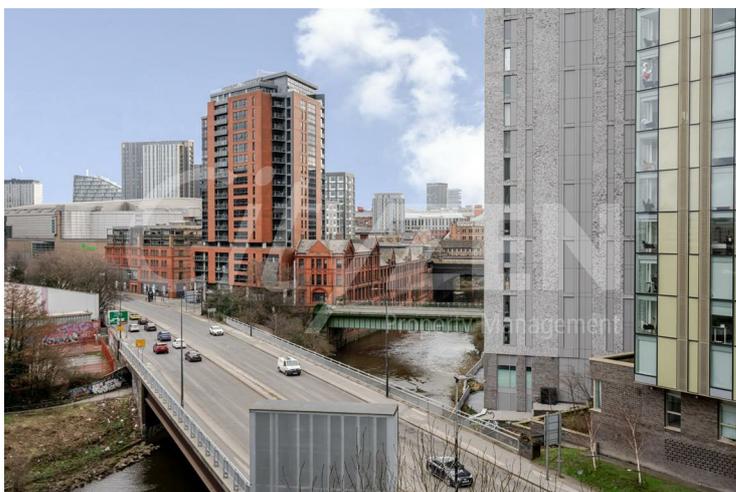
**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



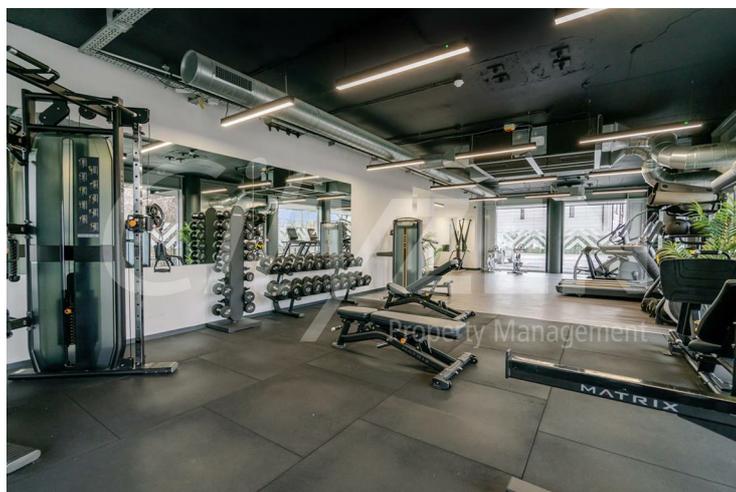
**RECEPTION**



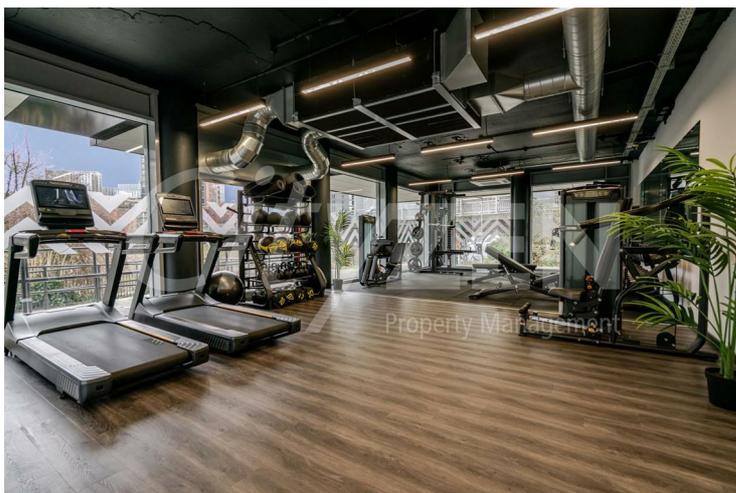
**GYM**



**VIEW**



**GYM**

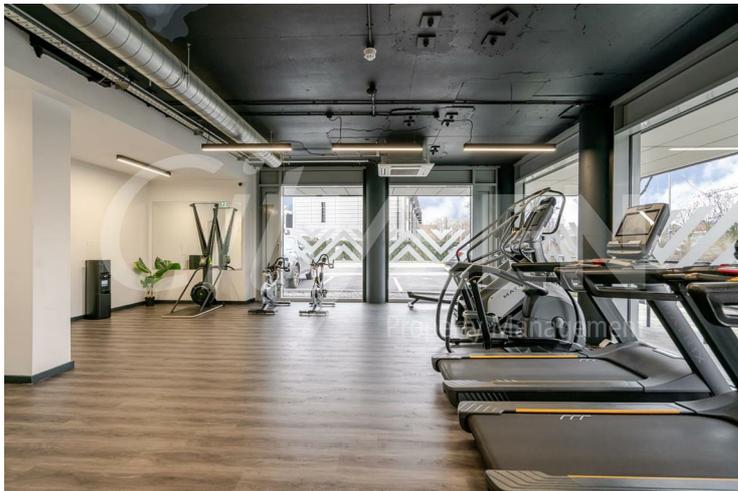


**GYM**



**GYM**

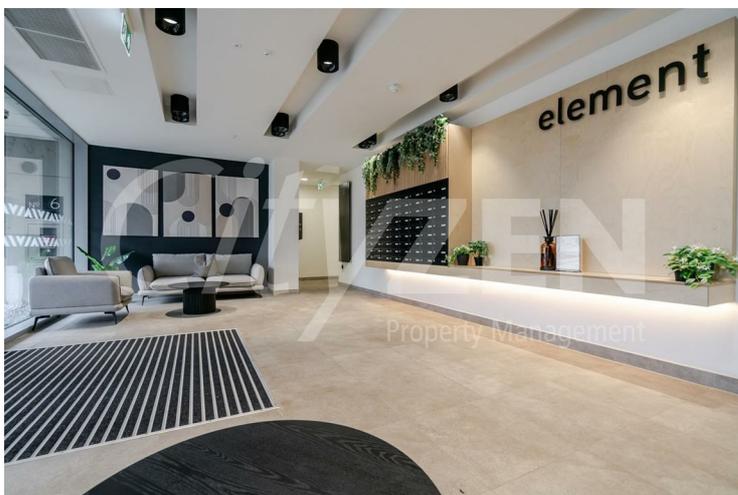
**Block B, 4 Marlstone Avenue, Salford, M3 7GT**



**GYM**



**UPTOWN**

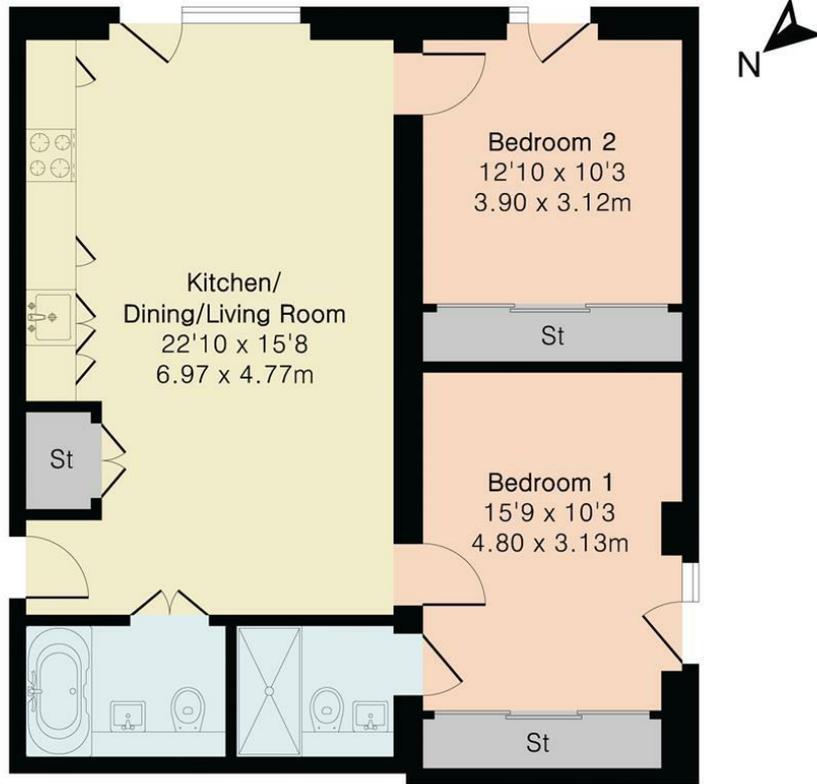


**ENTRANCE LOBBY**

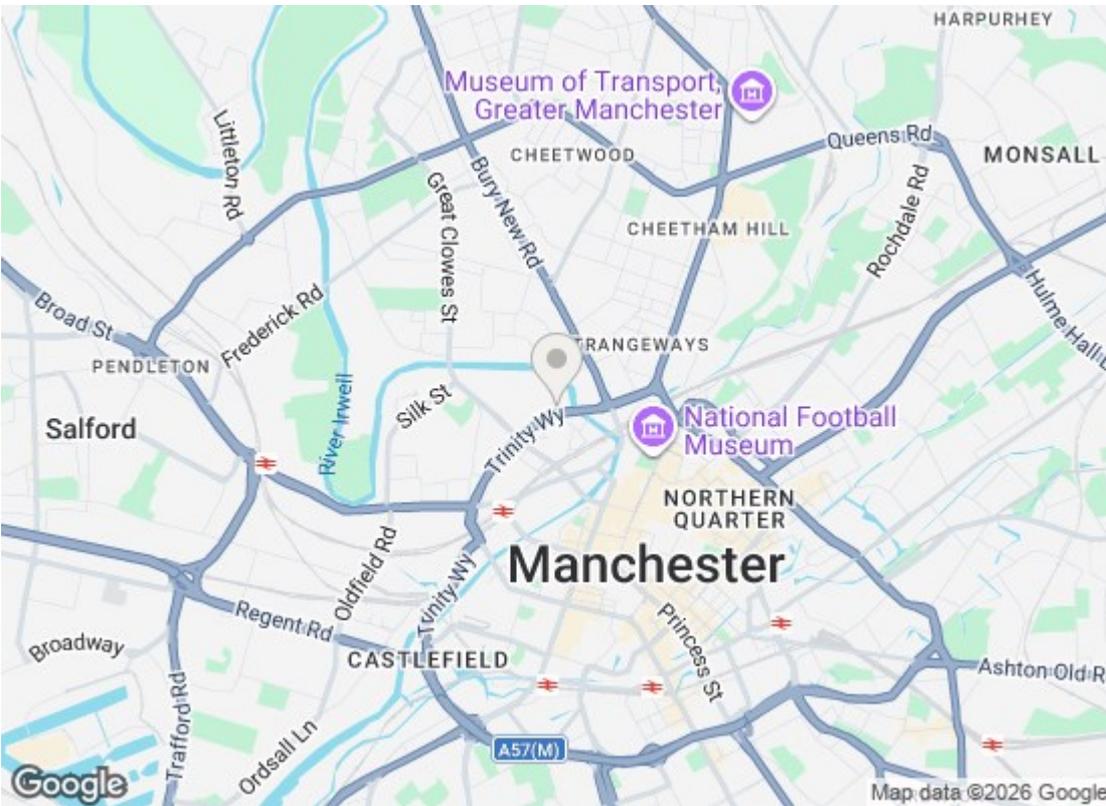


**ENTRANCE**

**Approximate Gross Internal Area 743 sq ft - 69 sq m**



Sixth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.