jordan fishwick

Apt 214 Local Crescent, Block C, 14 Hulme Street, Salford, M5 4ZG

We are pleased to have for sale a stunning Salboy development, this spacious one bedroom apartment found on the second floor of the Local Crescent Development in Salford. The property comprises of a spacious lounge with floor to ceiling windows a kitchen with integrated appliances, a double bedroom with fitted storage, family sized bathroom with modern fixtures and fittings. NO Chain. Mortgage Buyers Welcome. EWS1 Available.

Asking Price £194,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Lounge / Kitchen

16'10" x 21'7"

Spacious lounge with floor to ceiling windows, electric heater, spot lighting, access to the bathroom. The high specification kitchen includes integrated oven / hob, fridge / freezer, extractor fan, dishwasher, under cabinet lighting, gloss base and wall units with complimentary kitchen worktop.

Bedroom

8'10" x 15'4"

Fitted carpets, fitted wardrobe, spot lighting, electric heater, floor to cieling windows.

Bathroom

6'10" x 5'11"

Part tiled bathroom, bath with shower attachment and mixer, glass shower screen, fitted mirror, spot lighting, low level W.C, hand wash basin, heated chrome electric towel rail.

Externally

Residents Pool, Jacuzzi, Gym and Sauna, communal gardens.

Additional Information

Service Charges £2,822.00 pa
Ground Rent £202.08 pa

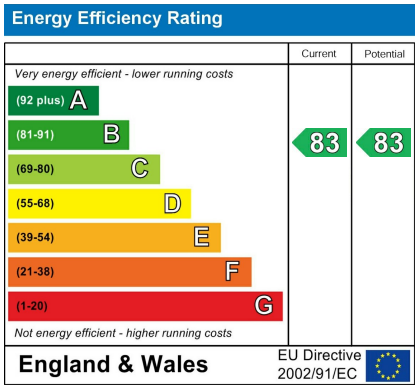
Lease 250 years from 2021
Epc Rating- B
Council Tax Band- B
Building Managed - Encore Esates

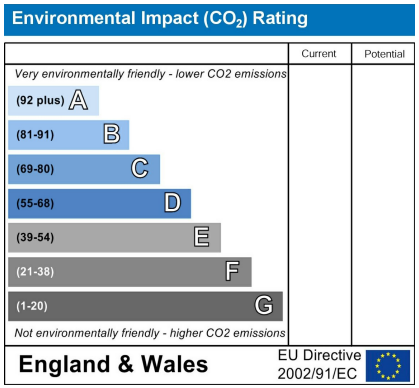
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

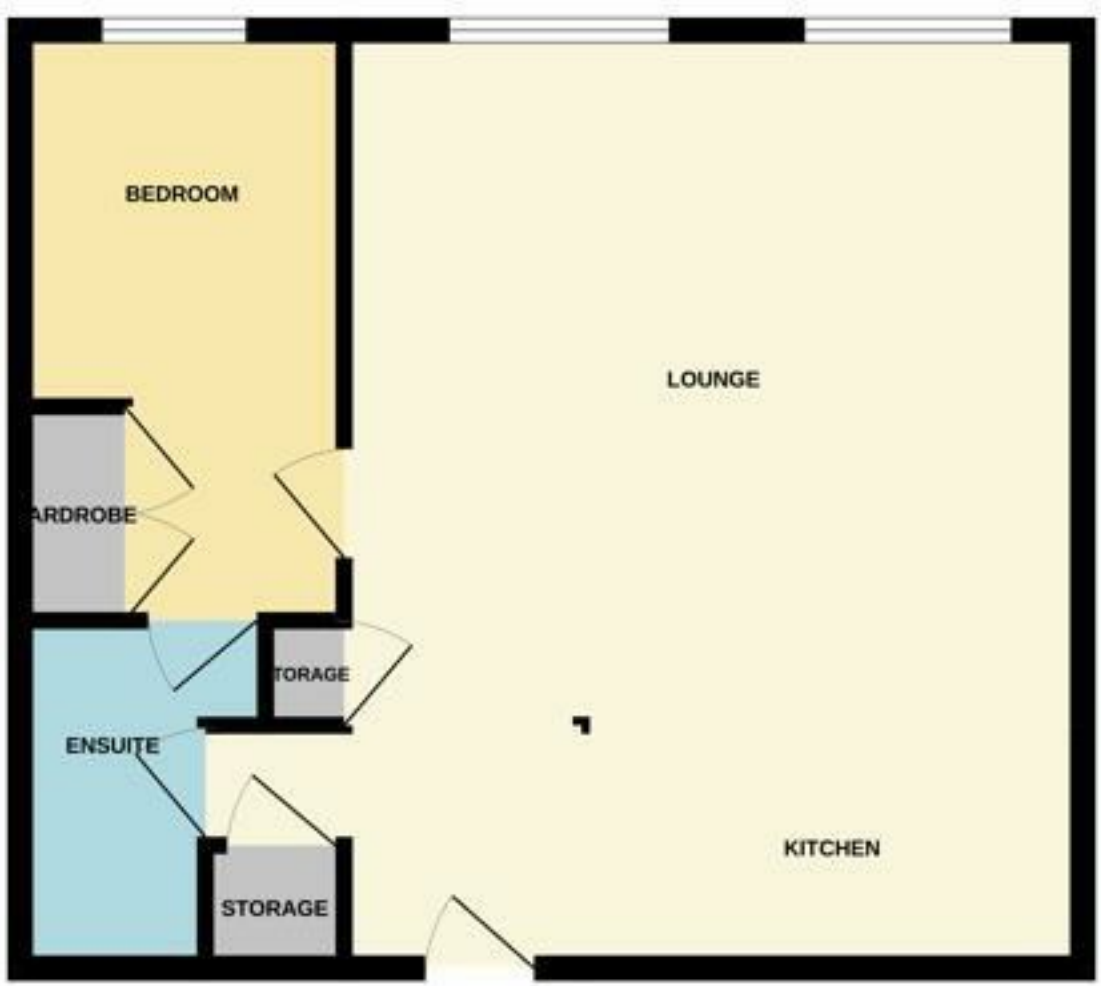
Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





Email: manchester@jordanfishwick.co.uk



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