

Offers in excess of £165,000
Sandringham House, Salford, M5 4AX



 **2**
Bedrooms

 **1**
Bathroom

Offers in excess of £165,000
Sandringham House, Salford, M5 4AX



Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious and very well presented two bedroom apartment situated in Sandringham House, Salford, M5. The apartment is situated on the first floor and comprises of a bright and spacious open plan lounge with fitted kitchen, two double bedrooms and a three piece bathroom suite, the apartment also comes with the added benefit of parking. Sandringham House is perfectly situated inbetween Salford Quays and Manchester City Centre & offers great transport and motorway links.

Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious and very well presented two bedroom apartment situated in Sandringham House, Salford, M5. The apartment is situated on the first floor and comprises of a bright and spacious open plan lounge with fitted kitchen, two double bedrooms and a three piece bathroom suite, the apartment also comes with the added benefit of parking. Sandringham House is perfectly situated inbetween Salford Quays and Manchester City Centre & offers great transport and motorway links.

Lounge *5.34m x 4.81m (17' 6" x 15' 9")*

Bright and spacious lounge, carpet flooring, two double glazed windows providing lots of natural light. The Kitchen area features contemporary base and wall units, integral electric oven and hob, integral fridge/freezer, laminate flooring.

Master Bedroom *4.08m x 3.57m (13' 5" x 11' 9")*

Carpet flooring, double glazed window to rear aspect, electric heater.

Bedroom Two *4.82m x 3.39m (15' 10" x 11' 1")*

Carpet flooring, double glazed window to rear aspect, electric heater.

Bathroom *2.77m x 2.31m (9' 1" x 7' 7")*

Three peice suite comprising bath with overhead shower, wash basin, WC, wall mirror, heated towel rail.

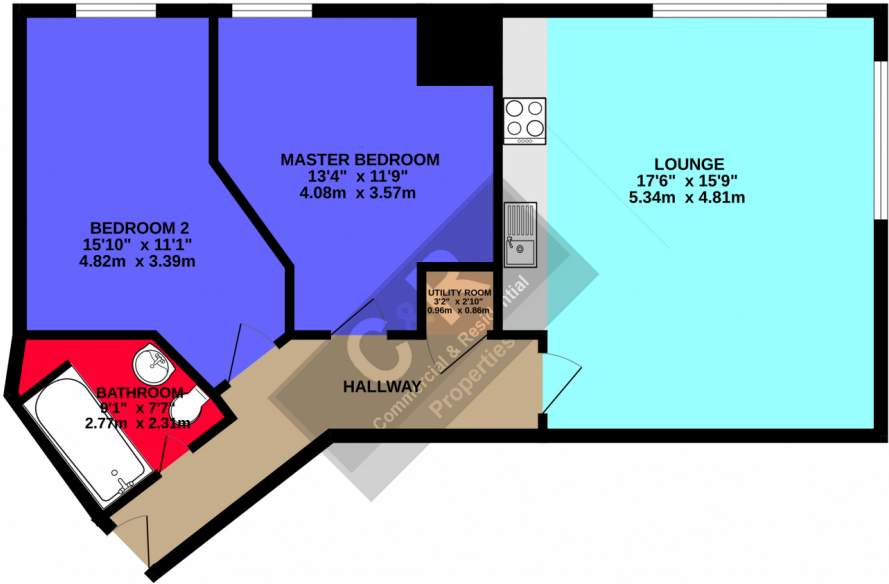
General Information

245 years remaining on the lease. Service charge is £2392 per annum. Ground rent is £200 per annum.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



C & R PROPERTIES

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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Sandringham House, M5

