



**1 Bed
Apartment
located in**

AiHOMES.

Modern 1B1B Apartment | Northhill | Salford Quays M50 | 770150NH



£159,995

Welcome to this modern one-bedroom, one-bathroom apartment located in the vibrant area of Northhill, Salford Quays. Spanning an impressive 517 square feet, this leasehold property offers a comfortable and stylish living space, perfect for individuals or couples seeking a contemporary lifestyle.

With a remaining lease term of 243 years, this apartment presents a secure investment opportunity. The ground rent is set at £345 per annum, while the service charge is £1800 per annum, ensuring that the communal areas and facilities are well-maintained. Currently, the apartment is rented at £1000 per month until March 2025, making it an attractive option for investors looking to expand their portfolio.

The property boasts an excellent EPC rating of B, highlighting its energy efficiency, which is increasingly important in today's market. Additionally, it falls under Council Tax Band B, making it a financially sensible choice for potential homeowners.

Situated in the sought-after Salford Quays area, this apartment is surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links, providing easy access to the heart of Manchester.

Don't miss the chance to make this exceptional property your new home or investment. With its modern features and prime location, it truly is a gem in the bustling Salford Quays.





**Modern 1B1B Apartment | Northhill | Salford Quays M50 |
770150NH**

EPC Rating:
Council Tax Band: B

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

CONTACT

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

AiHOMES.