



 **2**
Bedrooms

 **2**
Bathrooms



****EWS1 IN PLACE - MORTGAGE BUYERS WELCOME**** Located in the vibrant area of Salford on Chapel Street, M3, this two-bedroom, two-bathroom apartment is situated within the Fresh development. The property offers a modern living space with a well-thought-out layout that includes an open plan living area, providing ample space for relaxation and entertainment. The apartment's design ensures a comfortable and practical living environment, with a focus on functionality and style.

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The living area is spacious, allowing for a variety of furniture arrangements and is complemented by large windows that bring in natural light and leading onto a good size balcon. The kitchen is equipped with modern appliances, offering a practical space for meal preparation and dining. Both bedrooms are well-proportioned, providing sufficient space for storage and personalisation. The two bathrooms are designed with contemporary fittings, enhancing the overall appeal of the apartment.

Situated in Salford, the apartment benefits from its proximity to a range of amenities. The area is well-served by public transport, with convenient links to Manchester city centre and beyond. Residents can enjoy easy access to shopping centres, restaurants, and cultural attractions, making it an ideal location for those seeking a balance between urban living and accessibility.

In summary, this two-bedroom apartment in Salford provides a practical and modern living space, ideal for those looking to reside in a well-connected area. The property's layout and location offer a blend of convenience and contemporary living, making it a noteworthy option for potential buyers.

Lounge 3.88m x 5.82m (12' 9" x 19' 1")

Bright & Spacious lounge, electric radiator, celing light point, double glazed french doors leading to balcony. Fitted kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, built in fridge freezer, sink unit with mixer tap.

Bedroom One 2.49m x 5.78m (8' 2" x 19')

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, carpet flooring. Double glazed window.

Bedroom Two 2.89m x 4.31m (9' 6" x 14' 2")

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, carpet flooring. Double glazed french doors leading to balcony.

En-Suite 1.45m x 2.20m (4' 9" x 7' 3")

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, fully tiled walls.

Bathroom 1.99m x 2.39m (6' 6" x 7' 10")

Three piece bathroom suite comprising bath with shower over, wash hand basin, low level WC, towel radiator, part tiled walls.

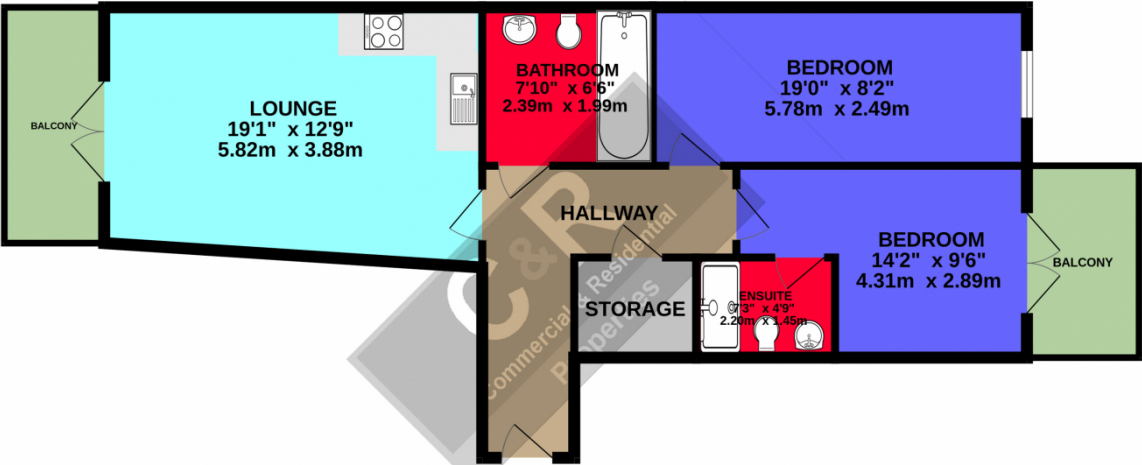
General Information

981 Years remaining on the lease. Ground Rent: £250 per annum. Service Charge: £3,000 per annum approx.

Agents Notes

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GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

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

Address: Fresh, M3

