

C&R

Commercial & Residential
Properties

£240,000

Block C Alto, Salford, M3 6GE



 **2**
Bedrooms

 **2**
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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****MORTGAGE BUYERS WELCOME/EWS1 RATING B1**** C & R City are pleased to bring to the market a well presented and spacious 6th floor apartment in Alto Building, Salford, M3. The apartment offers a spacious entrance hallway with access to storage cupboard housing the washing machine and boiler, an open plan kitchen and living area with access to a Juliette balcony overlooking the internal communal gardens, two double bedrooms, one of which has access to an ensuite bathroom and there is also a further main bathroom suite. Alto is a secure, gated development with 24/7 concierge, lift access and communal gardens.

Alto is located just a short walk away from Spinningfields & Deansgate where you can find an array of bars, restaurants, cafes and shops as well as transport links like salford central train station.

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Hallway *3.35m x 1.20m (11' x 3' 11")*

Wood laminate flooring, intercom system, ceiling light switch, access to utlity housing washing machine and the boiler.

Lounge *6.25m x 5.21m (20' 6" x 17' 1")*

Spacious lounge, wood laminate flooring, french doors leading to juliette balcony. Electric wall heater, phone/tv point and spotlights. The kitchen comprises of a range of wall and base units, integrated dishwasher, built-in oven, hob with extractor over, sink with mixer tap, integrated fridge/freezer.

Master Bedroom *3.04m x 3.41m (10' x 11' 2")*

Double glazed floor to ceiling window, carpeted flooring, wall heater and spotlights. Access to en-suite.

En-Suite *2.20m x 1.34m (7' 3" x 4' 5")*

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

Bedroom Two *3.46m x 2.78m (11' 4" x 9' 1")*

Double glazed floor to ceiling window, carpeted flooring, wall heater and spotlights.

Bathroom *2.07m x 1.94m (6' 9" x 6' 4")*

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

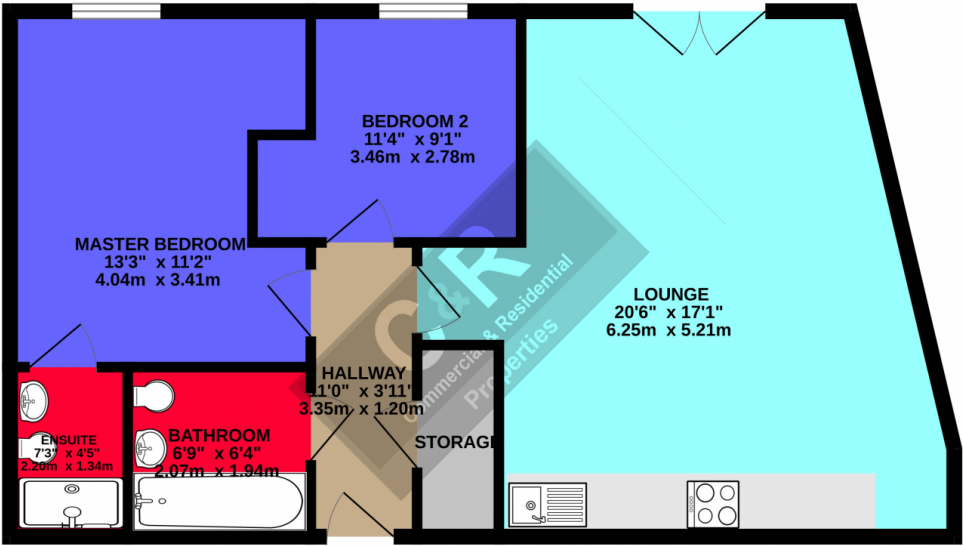
General Information

238 years remaining on the lease. Service charge £1527.07 per annum. Ground Rent £449 per annum. EPC Rating B.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	88
(69-80) C		
(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: Block C Alto, Salford, M3 6GE

