



## Apartment 305 Trinity Edge, 1 St. Mary Street, Salford, £175,000



\*\* NO ONWARD CHAIN \*\* A spacious and beautifully presented third floor corner aspect apartment located within a low rise purpose built development on the fringes of Manchester city centre. The two bedroom property is a short distance from Salford Central train station and is a short walk from Deansgate, Spinningfields and St John's. A few minutes walk in the opposite direction via Bexley Square leads to a selection of shops, bars, restaurants and cafes along Chapel Street which has become an inviting and popular area of Salford. The immaculate accommodation briefly comprises; entrance hall with storage cupboard, open plan living room with floor to ceiling windows, contemporary kitchen diner with appliances, two double bedrooms (smaller with sliding mirrored door opening to the living space) and a fully tiled bathroom suite. EPC rating (C)

Lease: 250 years from 2003  
 Annual Ground Rent: £150  
 Annual Service Charge: £2738.88  
 Council Tax Band: B

- THIRD FLOOR CORNER ASPECT POSITION
- IMMACULATE PRESENTATION
- SPACIOUS TWO BEDROOM APARTMENT
- SOLD WITH VACANT POSSESSION
- EXCELLENT INVESTMENT & FIRST TIME BUYER ▪ EPC RATING C OPPORTUNITY
- SHORT WALK FROM DEANSGATE, SPINNINGFIELDS & ST JOHN'S
- NO ONWARD CHAIN
- CLOSE TO TRANSPORT LINKS INCLUDING Salford CENTRAL TRAIN STATION
- RECENTLY REDECORATED THROUGHOUT

