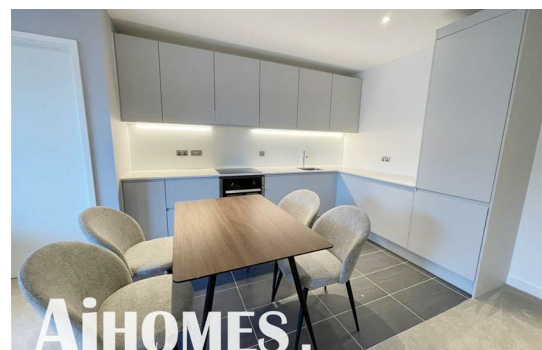




**2 Bed
Apartment
located in**

Aihomes.

Modern 2B2B Apartment
| Local Crescent | Salford
M5 |LC111690B



£269,950

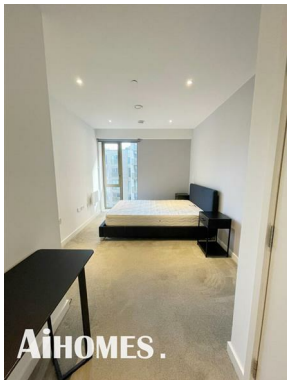
We are pleased to present this exquisite 2-bedroom, 2-bathroom apartment located on the 3rd floor of a modern building on Hulme Street. This residence offers a perfect blend of comfort and style, making it an ideal choice for both personal living and investment opportunities.

The kitchen is fully equipped to meet all your culinary needs, and the living spaces are furnished to a high standard, ensuring a welcoming atmosphere. The spacious double bedrooms feature floor-to-ceiling windows, allowing natural light to flood the rooms, creating a bright and airy environment.

For those considering this property as an investment, the apartment generates a gross yield of 5%, with a promising projected future yield of approximately 6.4% for the next tenancy.

Residents will enjoy a wealth of amenities, including a swimming pool, spa, sauna, well-equipped gym, cinema, roof terrace, and co-working space. A 24-hour concierge service is available to cater to your needs, ensuring a convenient lifestyle. The nearby River Irwell offers picturesque walking and jogging paths, perfect for outdoor enthusiasts.

Convenience is key, with Tesco Express and Sainsbury's just a 5-minute drive away, and Trinity Medical Centre within a short 3-minute walk. Access to Manchester City Centre is swift, taking only about 8 minutes by car or 15 minutes via public transport.

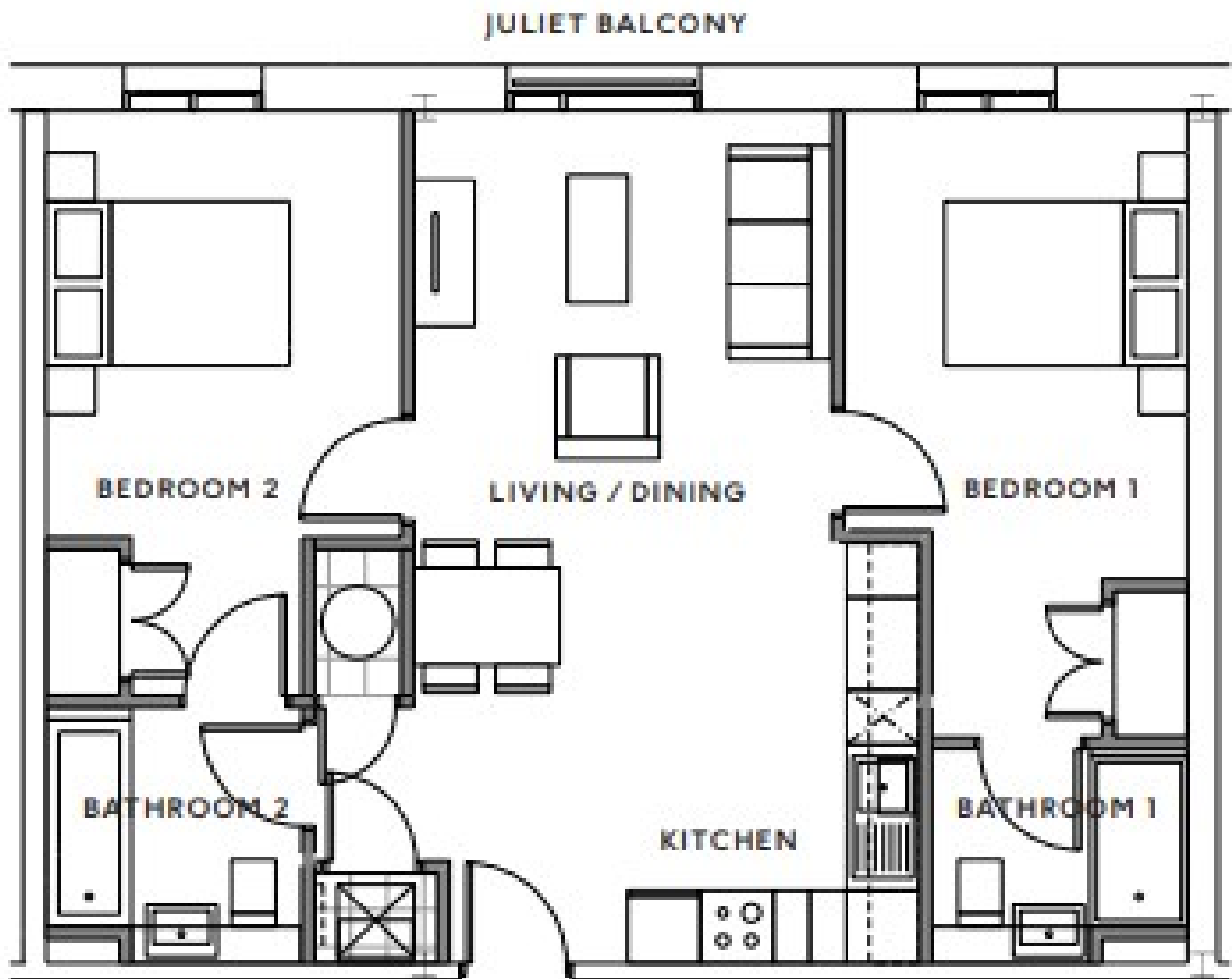






Modern 2B2B Apartment | Local Crescent | Salford M5
|| C111600R





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	

EPC Rating:
Council Tax Band: C

CONTACT

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

E: info@aihomes.uk

T: 0127 332 8069

AiHOMES.