

**RIVINGTON COURT CHOLMONDELEY ROAD,
Salford, M6 8QH**



- First Floor Apartment
- One Bedroom & Bathroom
- Lounge/Diner & Kitchen
- Close to City Centre
- Close to Local Amenities
- Communal Gardens
- Ideal Investment Opportunity
- Early Viewing Advised



O/O £130,000

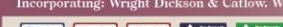
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Cardwells estate agents are delighted to bring to market this well presented one bedroom first floor apartment. Offered with no on ward chain this lovely property comprises ; entrance hallway, lounge, kitchen, one bedroom and a bathroom. Externally there is communal parking and gardens. Situated close to local amenities and transport links this property would suit a first time buyer or buy to let investor. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance

Hallway Two storage cupboards. Ceiling light point. Electric radiator.

Lounge 15' 0" x 11' 4" (4.57m x 3.45m) UPVC double glazed window. Electric radiator. Ceiling light point. Electric feature fire and surround.

Kitchen 9' 11" x 6' 2" (3.02m x 1.88m) UPVC double glazed window. Electric radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine.

Bathroom 10' 7" x 5' 3" (3.22m x 1.60m) UPVC double glazed window. Electric radiator. Panelled bath with over head shower. Low flush wc. Wash hand basin. Ceiling light point.

Bedroom 14' 8" x 9' 5" (4.47m x 2.87m) UPVC double glazed window. Electric radiator. Fitted wardrobes.

Externally Communal car park for residence. Communal laid to lawn gardens.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 13th April 1983, meaning that there are 957 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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Council Tax The property is situated in the Borough of Salford and is therefore liable for Salford Council Tax. The property is A rated which is at an approximate annual cost of £1,635 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to

help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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