



**MISTORIA**  
ESTATE AGENTS



## 98 Town Hall Salford

£179,999

Leasehold

NEW PRICE - DONT MISS OUT  
TENANT INVESTMENT  
TENANT IN SITU  
GENERATING A YIELD OF - 11.71% GROSS

Nestled in the vibrant heart of Salford, this modern one-bedroom flat offers an exceptional living experience, particularly for students attending Salford University. Located at Town Hall, Bexley Square, the property boasts excellent transport links, making it easy to navigate the city and beyond.

As you enter this first-floor apartment, you will find a welcoming reception room that provides a perfect space for relaxation or study. The well-appointed bedroom offers a comfortable retreat, while the




- INVESTORS • ON SITE GYM • MODERN CITY LIVING • AMENITIES NEARBY AND WALK TO DEANSGATE



• SALFORD UNIVERSITY • TRANSPORT LINKS • VIEWING RECOMMENDED • DONT MISS THIS





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

