



# Apt 5, 151 Broughton Lane, New Broughton, Salford, M7 1UE

This refurbished one bedroom third floor ( top ) apartment is located 1.3 miles from the city centre on a popular development close to shops & amenities. Layout comprises of- entrance hall with large storage cupboard with housing for washing machine, living room which has Juliet balcony, open to the kitchen which has oven & Hob. Double bedroom with large fitted wardrobes. Shower room with wash hand basin and w.c Parking included. No Chain. Based on a potential rent of £850pcm 9.2% Gross Yield

## Price £89,995

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Laminate flooring with deep storage cupboard housing hot water system and plumbing for washing machine

#### Living/Kitchen

20'0" x 9'4"

Upvc double glazed patio doors opening to Juliet balcony. Laminate flooring, tv and electric heater. The kitchen has white high gloss wall and base units with sink.

#### Bedroom

9'5" x 8'4"

Upvc double glazed window, laminate flooring, fitted sliding wardrobes, electric heater

#### Shower Room

6'5" x 4'9"

Upvc double glazed window. Walk in shower cubicle, wash hand basin and w.c

#### Externally

Parking to the rear

#### Additional Information

Service Charges £3566.34 pa

Lease 250 Years From 2010

Ground Rent £100 pa. Deed of variation can be applied for after completion.

Building Managed By IPM.

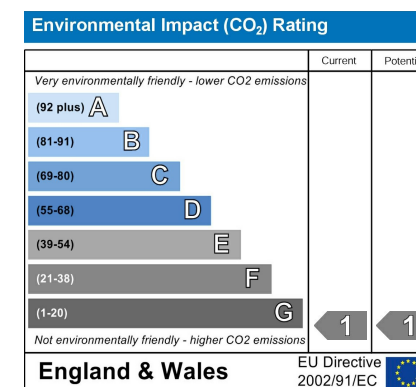
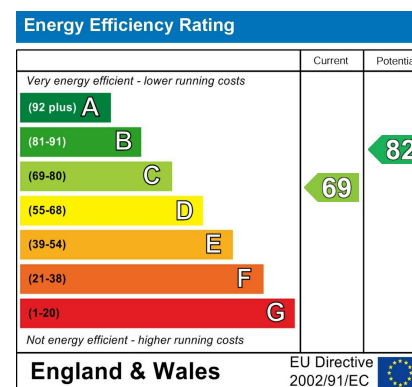
## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

This property may come under a Non-qualifying leaseholders, these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.

## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

