



410 Local Crescent, Salford, M5 4ZE
£195,000



**** EXCEPTIONAL ON SITE LEISURE FACILITIES ** NO ONWARD CHAIN **** This superb corner aspect apartment occupies a fourth floor position in the popular Local Crescent development which is situated off Chapel street and is walking distance to Salford University, Spinningfields and Manchester city centre. Boasting impressive on site facilities such as a heated swimming pool, sauna, gym and cinema room, the complex offers residents everything they could want including a 24 hour concierge service, lavish communal areas and amazing roof top garden. The bright and spacious property briefly comprises; large open plan living room with floor to ceiling windows and access to the private balcony, kitchen diner with integrated appliances, double bedroom with built in wardrobes, stylish bathroom suite and two storage cupboards. **** NO ONWARD CHAIN **** EPC rating (B) Council tax band (B)

Lease: 250 years from 2020

- FOURTH FLOOR POSITION
- CORNER ASPECT POSITION
- COMMUNAL ROOF TERRACE
- CLOSE TO PEEL PARK & SALFORD CRESCENT TRAIN STATION
- PET FRIENDLY DEVELOPMENT
- PRIVATE BALCONY
- ON SITE GYMNASIUM, SWIMMING POOL & CINEMA ROOM
- 24 HOUR CONCIERGE SERVICE
- SHORT WALK FROM DEANS GATE, SPINNINGFIELDS & ST JOHN'S
- NO ONWARD CHAIN

