



Atelier, 265 Chapel Street, Salford, M3 5LA

£315,000

Located within The Atelier development on Chapel Street, Salford, this two-bedroom apartment offers modern accommodation close to Manchester city centre, Spinningfields and Deansgate.

The apartment comprises an open-plan living and kitchen area, two bedrooms, an en-suite bathroom to the main bedroom and a separate second bathroom.

Residents benefit from a range of communal facilities within the development, including a residents' lounge, landscaped podium garden and shared workspace.

The property is conveniently positioned for local shops, cafés, restaurants and public transport links, with Salford Central train station nearby and easy access to Manchester city centre.

GROUND RENT £ZERO / SERVICE CHARGE £2340 PA / LEASE 243 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 BEDROOMS
- MODERN KITCHEN
- LOCATED ON CHAPEL ST, SALFORD
- BALCONY
- 2 BATHROOMS
- RESIDENTS LOUNGE
- CLOSE TO SALFORD CENTRAL TRAIN STATION
- OPEN PLAN LIVING ROOM
- SHARED WORKSPACE
- LANDSCAPED GARDEN

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BALCONY



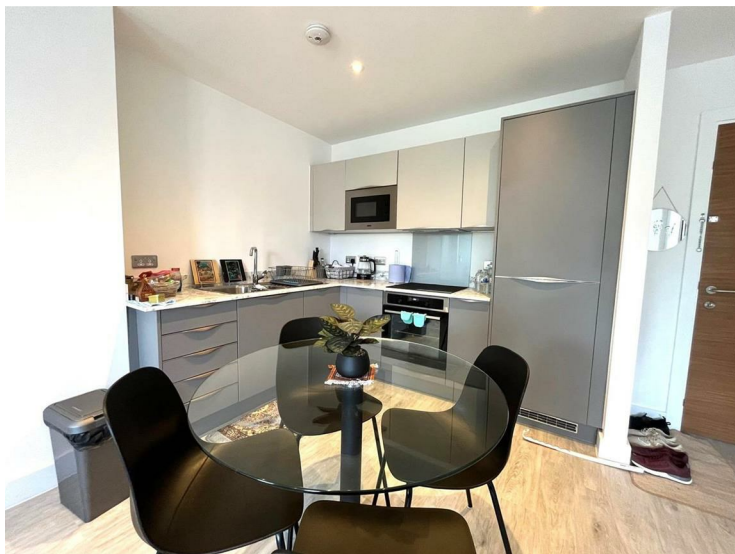
RECEPTION



EN SUITE SHOWER ROOM



RECEPTION



KITCHEN



BEDROOM

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DEVELOPMENT GROUNDS



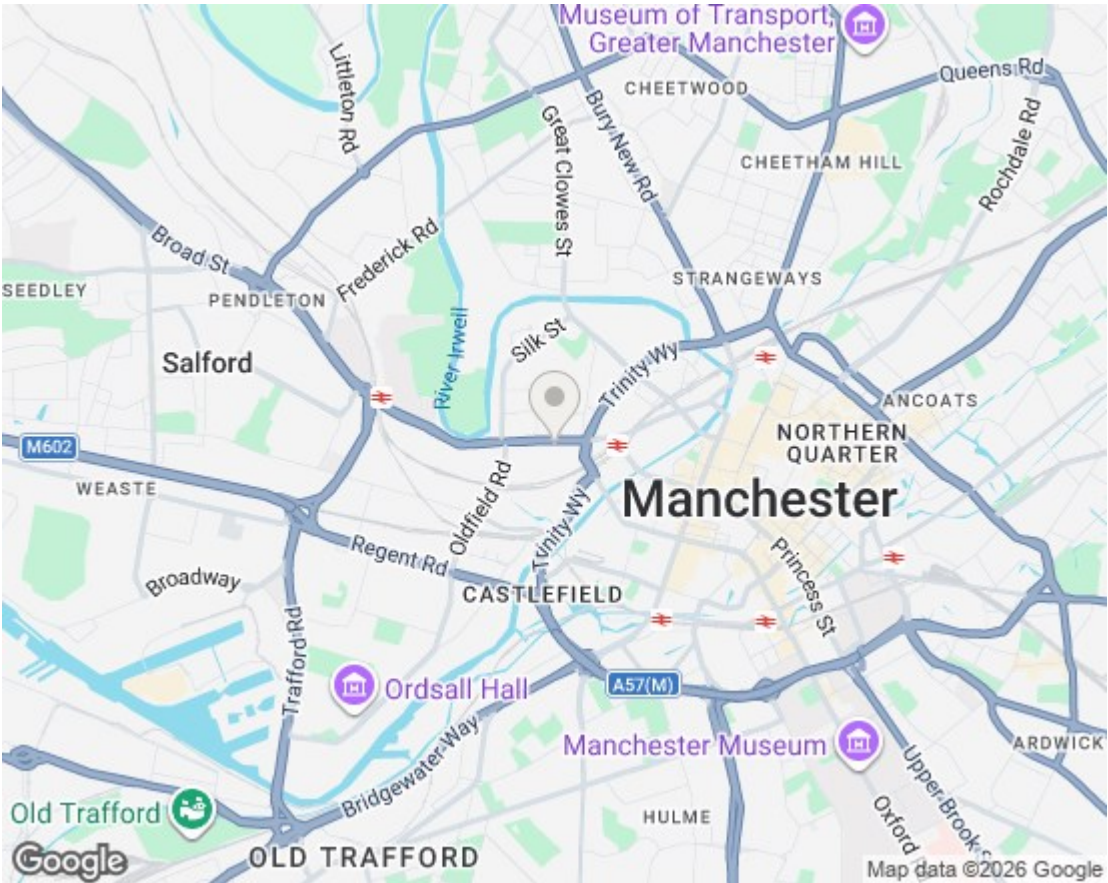
BEDROOM



ATELIER



BATHROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.