



 **2**  
Bedrooms

 **2**  
Bathrooms



Offered to the market with no onward chain and EWS1 with B1 rating in place. C & R City are pleased to bring to the market a spacious and very well presented two bedroom, two bathroom first floor apartment in City Point 2, Chapel Street, Salford, M3. The apartment comprises of a spacious open plan living area with kitchen, two double bedrooms, master with en-suite and a three piece shower room. The apartment also comes with the added benefit of one allocated parking space which is accessed via a secure gated entry system.

**Location:** The apartment is located on Chapel Street which provides easy access in and out of the City Centre. This development is located a short walk away from the bars and restaurants of Spinningfields, the busy shopping district of Deansgate and is conveniently located across from Salford Central Station.



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**Hallway** 1.46m x 5.22m (4' 9" x 17' 2")

Wood laminate flooring, intercom system, ceiling light switch, access to utility housing a washing machine and the boiler.

**Open Plan Lounge/Kitchen** 4.52m x 4.85m (14' 10" x 15' 11")

Bright & Spacious lounge, electric radiator, ceiling light point, double glazed window to rear aspect. Fitted kitchen with a range of fitted base and wall units, integral electric oven, integrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer, wood laminate flooring

**Bedroom One** 5.96m x 2.86m (19' 7" x 9' 5")

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, wood laminate flooring. Double glazed window to rear aspect.

**En-Suite** 1.81m x 1.58m (5' 11" x 5' 2")

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls.

**Bedroom Two** 4.39m x 3.04m (14' 5" x 10' )

Double bedroom, ceiling light point, electric radiator, double glazed window. Wood laminate flooring. Double glazed window to rear aspect.

**Refitted Shower Room** 2.01m x 2.05m (6' 7" x 6' 9")

Refitted Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled walls.

### General Information

126 Years Remaining On The Lease. Service Charge Apporx £2275 per annum, Ground Rent £159.15 per annum. EWS1 Form B1 Rating, Council Tax Band: B. Building Management Is Urban Bubble.

### Agents Notes

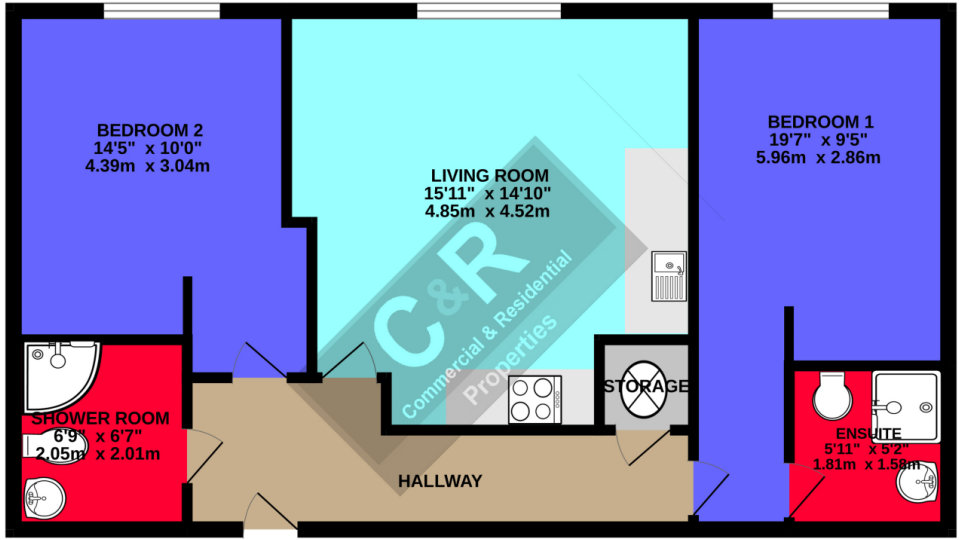
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### Thinking of selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.



FIRST FLOOR



C & R PROPERTIES

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