



 **1**
Bedroom

 **1**
Bathroom



EWS1 B1 RATING / MORTGAGE BUYERS WELCOME. C & R City are pleased to bring to the market a well presented presented one bedroom third floor apartment situated in City Point 2, Chapel Street, Salford, M3. The apartment comprises of an open plan living area with fitted kitchen, one double bedroom, and a three peice bathroom suite. The apartment comes with the added benefit of one secure 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. The property would be ideal for both owner occupiers and buy to let investors. The apartment is currently tenanted until 28th March 2026 at a monthly rent of £995.

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Hallway 6.56m x 1.22m (21'9" x 4'0")

Carpet flooring, intercom system, ceiling light switch, access to utlity housing washing machine and the boiler.

Lounge 4.70m x 3.49m (15'5" x 11'5")

Open plan living area with floor to celing window providing plenty of natural light, ceiling light point and carpet flooring. Fitted kitchen with a range of wall and base units, sink with mixer tap, built in electric oven with hob over and extractor hood, space for freestanding fridge freezer, vinyl flooring. Electric radiator.

Bedroom 4.70m x 3.49m (15'5" x 11'5")

Spacious double bedroom, ceiling light point, electric radiator, two floor to ceiling double glazed windows providing plenty of natural light. Carpet flooring.

Bathroom 1.66m x 2.61m (5'5" x 8'7")

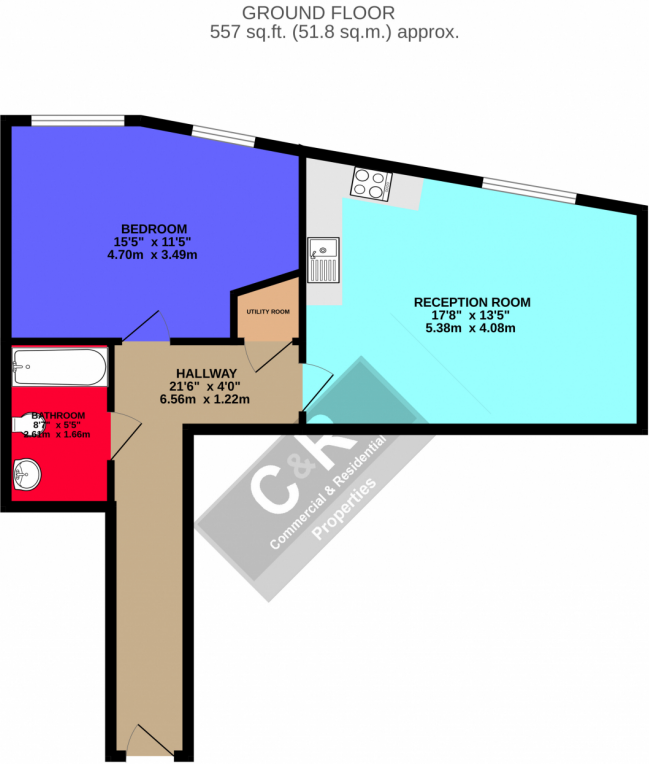
Three piece bathroom suite comprising bath with shower over, wash hand basin, low level WC, towel radiator, part tiled walls.

General Information


126 years remaining on the lease. Ground Rent 159.15 per annum. Service charge £118pcm. EPC Rating: B. Council Tax Band: A.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES
TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: City Point 2, Chapel Street, Salford, M3 6ET

