C&R
Commercial & Residential
Properties

£130,000

Richmond Hill, 52 St. Stephen Street, Salford, M3 7ED



2 Bedrooms

1 Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990

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C & R City are pleased to bring to the market a well-presented and conveniently located two-bedroom apartment situated within the popular Richmond Hill development, just off Blackfriars Road. Ideally positioned within a short walk of Deansgate and the wealth of shops, restaurants, bars and leisure facilities that Manchester city centre has to offer. The development also benefits from excellent transport links, providing easy access to Salford Quays, the University of Salford and MediaCity, making the property an ideal purchase for both owner-occupiers and investors alike. The apartment offers an attractive potential rental income of approximately £1,100 per calendar month.

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The accommodation briefly comprises an entrance hallway with a useful utility cupboard and a large additional storage cupboard, a spacious open-plan living and dining area with access to a decked balcony overlooking the communal gardens, and a fitted kitchen with a range of integrated appliances. There are two bedrooms, comprising one double and one single, together with a three-piece bathroom suite.

Offered for sale with no onward chain, this apartment presents an excellent opportunity for first-time buyers seeking a city-centre home or investors looking to add to their portfolio.

Lounge *4.52m x 3.45m (14' 10" x 11' 4")*
Large UPVC double glazed window to the rear aspect provding access to a decked balcony. Range of power points, TV and phone point. Wood Laminate Flooring.

Kitchen *2.79m x 2.69m (9' 2" x 8' 10")*
Fitted kitchen comprising sink with mixer tap, integrated electric hob and extractor over, intergrated oven.

Bedroom One *5.11m x 2.59m (16' 9" x 8' 6")*
UPVC double glazed window to the rear aspect, radiator and a range of power points, carpet flooring

Bedroom Two *2.97m x 2.08m (9' 9" x 6' 10")*
UPVC double glazed window to the front aspect, radiator and a range of power points, carpet flooring

Bathroom *1.70m x 2.77m (5' 7" x 9' 1")*
Three piece suite consisting of WC, wash hand basin and bath with overhead shower. Double glazed window to front aspect.

General Information
Council Tax Band: B. EPC Rating: D. 106 years remaining on the lease. Service charge: Tbc. Ground rent. Tbc

Agenst 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

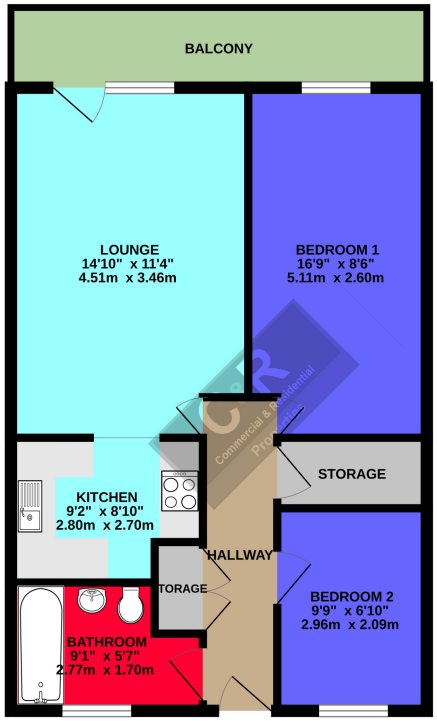
visit one of our offices, and we'll be happy to schedule an appointment at a time that suits you.

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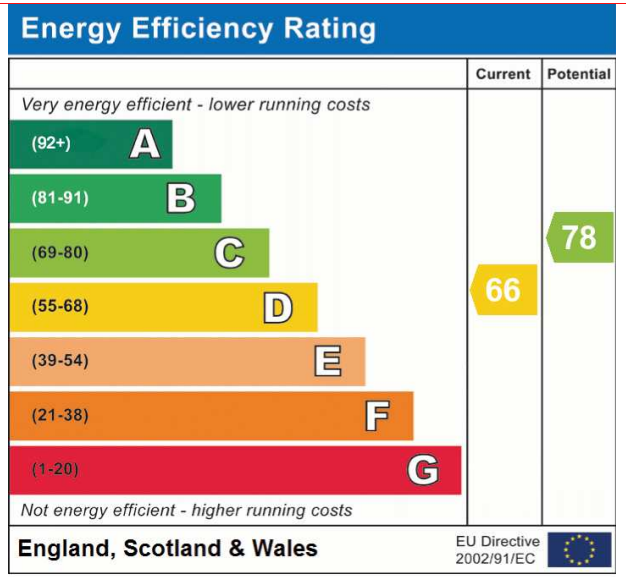
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Address: Richmond Hill, 52 St. Stephen Street, M3