



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Local Crescent | Salford M5 |B75190LC



£283,000

We are pleased to present this exquisite 2-bedroom, 2-bathroom apartment located on the second floor of Local Crescent, Hulme Street. Spanning an impressive 66 square feet, this residence is perfect for those seeking a stylish and comfortable home. The apartment boasts a delightful balcony, ideal for enjoying scenic views.

Inside, you will find the kitchen fully equipped with modern appliances, ensuring that culinary enthusiasts will feel right at home. Both bedrooms are generously sized and feature floor-to-ceiling windows, allowing natural light to create a warm and inviting atmosphere.

This property is a wonderful personal residence and attractive investment opportunity. Currently, the apartment yields a gross return of 5%, with projections suggesting an increase to approximately 6.4% for the next tenancy.

Residents will enjoy a wealth of amenities, including a swimming pool, spa, sauna, well-equipped gym, cinema, roof terrace, and co-working space. A 24-hour concierge service is also available to cater to your needs. The nearby River Irwell offers a picturesque setting for leisurely strolls or jogs.

Convenience is key, with Tesco Express and Sainsbury's just a five-minute drive away, and Trinity Medical Centre within a three-minute walk. Manchester City Centre is easily accessible, taking only eight







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1R751901 C**



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

EPC Rating:
Council Tax Band: C

CONTACT

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