



Apt 904 Embankment Exchange, 98 Greengate, Salford, M3 7JD

We are pleased to have for sale this highly specified two bedroom apartment located on the 9th floor of the Embankment Exchange development in Salford. The property comprises of a spacious lounge and kitchen with integrated appliances, two double bedrooms with the master including an en-suite, a family sized bathroom with modern fixtures and fittings. The development benefits from a communal garden, residence lounge and working space. Access to spa facilities. No chain. EWS-1 Available.

Price £320,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms

Kitchen / Lounge

11'6" x 23'11"

Range of wall and base units with complimentary kitchen worktop, integrated fridge / freezer, oven / hob, extractor fan, dishwasher. The spacious lounge has floor to ceiling windows, spot lighting, electric heater, T.V access point.

Bedroom One

16'8" x 8'10"

Fitted carpet, spot lighting, floor to ceiling window, dressing area, access to main bathroom.

En-suite

8'9" x 4'5"

Low level W.C, hand wash basin, fitted mirror, en-closed shower cubicle, rain attachment with mixer, heated towel rail.

Bedroom Two

8'9" x 11'8"

Fitted carpet, spot lighting, floor to ceiling window, electric heater.

Bathroom

7'10" x 6'11"

Low level W.C, hand wash basin, fitted mirror, bath with mixer, heated towel rail.

Externally

Access to communal gardens, Gym, Spa (membership applies)

Additional Information

Service Charge- £3,483.24

Ground Rent - Peppercorn

Leasehold - 999 years from 2025

Council Tax Band - D

EPC Rating - B

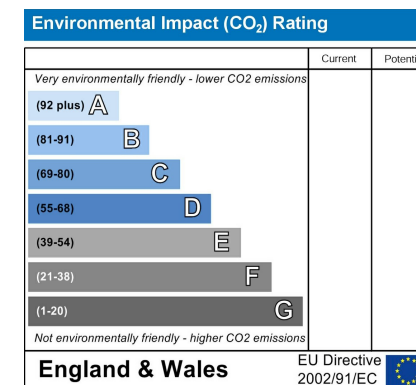
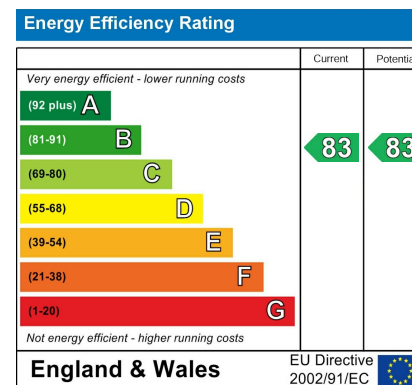
Managing Agent - Legacie Management

Agents notes

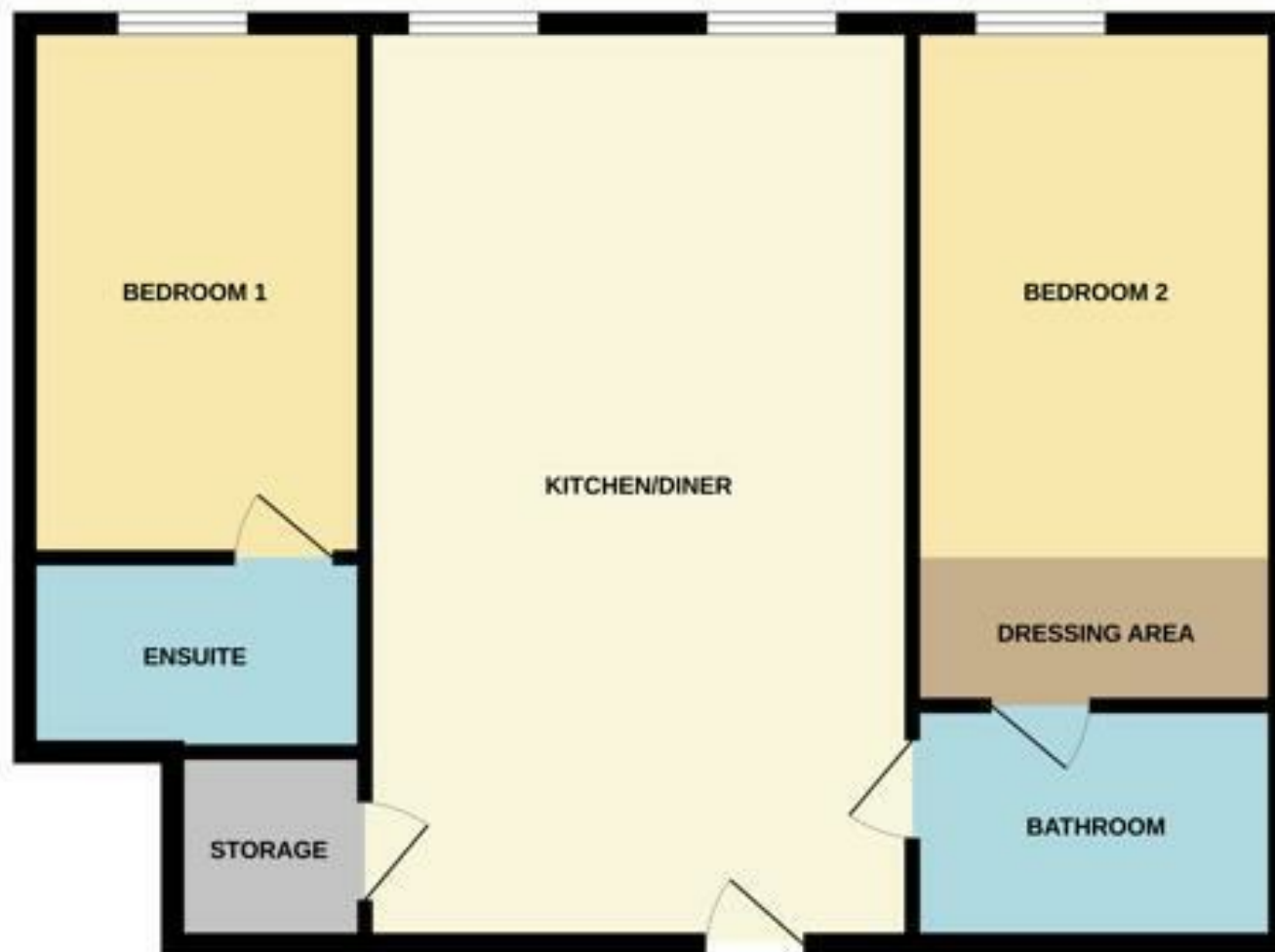
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