



# Apt 403 Novella, 15 Stanley Street, Salford, M3 5GT

Welcome to this immaculate two bedroom apartment located at Novella, Salford. This modern property boasts a large and spacious lounge, kitchen with integrated appliances, a family sized bathroom with contemporary design cues, two double bedrooms with the master including a built-in wardrobe and an ensuite. The development also has a communal terrace garden on the 6th floor. Gym and yoga room, 24 hour concierge and parcel room. No chain. Mortgage buyers welcome.

## Asking Price £320,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### The Building

Situated in Salford, this apartment offers easy access to local shops, restaurants, and transport links, ensuring that everything you need is within reach. Whether you are looking to buy or rent, this property presents a fantastic opportunity to enjoy modern living in a thriving community. Do not miss the chance to make this exceptional apartment your new home.

#### Living Room

10'10" x 13'2"

A cosy living area with soft, light carpeting and white walls, this room is furnished with a large dark corner sofa and a round coffee table. Two doors provide access to other parts of the property, while the room offers a calm and inviting atmosphere ideal for relaxation. There is also a Juliet balcony and a double glazed UPVC window.

#### Kitchen

9'11" x 12'10"

This modern kitchen features sleek, handle-free cabinetry in a contrasting dark and light finish, complemented by a smooth, light work surface and fitted appliances including an oven / hob, fridge / freezer, extractor fan. The wood-effect flooring adds warmth to the space, which is brightened by under-cabinet lighting and recessed ceiling lights.

#### Bedroom One

10'10" x 10'6"

A spacious bedroom currently used as a study, this bright area is illuminated by natural light coming through large glazed doors that open to a balcony. The room is fitted with two desks and shelving units, with a modern wood-effect floor and recessed ceiling lights enhancing the clean and airy atmosphere.

#### Bathroom

7'3" x 6'7"

The bathroom is finished to a high standard with modern wall and floor tiling in neutral tones. It includes a bathtub with a glass screen and overhead shower, a white wall-mounted basin with a sleek design, a concealed cistern WC, and mirrored cabinets offering practical storage. The room benefits from recessed lighting and a clean, contemporary aesthetic.

#### Bedroom Two

15'5" x 11'4"

This bedroom features a soft, neutral carpet and white walls, creating a calm and restful space. It has a bright window offering natural light and a view outside, with a door leading to the hallway. It also has access to the en-suite

#### Ensuite

4'11" x 7'3"

This ensuite bathroom offers a modern shower cubicle with clear glass doors and wall-mounted shower controls. The contemporary design is carried through with neutral tiling, a wall-hung basin, a concealed cistern toilet, and mirrored storage cabinets. The space is practical and stylish, with recessed ceiling lights to ensure good illumination.

#### Terrace / Patio

The property benefits from access to a well-maintained communal terrace featuring paved flooring, integrated seating areas, and planters with greenery. There are shaded pergola-style structures providing a comfortable outdoor space for socialising or relaxing, with views towards surrounding modern buildings.

### Gym

This well-equipped gym features a variety of training equipment including cardio machines, dumbbells, and a functional rig for strength workouts. The space is bright and airy thanks to large windows, with a modern wood-effect floor and lighting designed to create a motivating workout environment.

### Yoga Room

A dedicated leisure room featuring mirrored walls and a mounted television, this space offers a versatile area suitable for exercise or entertainment. The light-coloured tiled floor and recessed lighting add to the modern feel, making it a useful addition to the property's communal facilities.

### Externally

Communal terrace garden on the 6th floor. Gym and Yoga room. 24 hour concierge and Parcel room.

### Additional Information

Ground rent: £00.00 per year (Peppercorn)

Service Charge: £3,052.36 per year

Lease: 242 years from 2021

Council Tax Band- D

EPC Rating- B

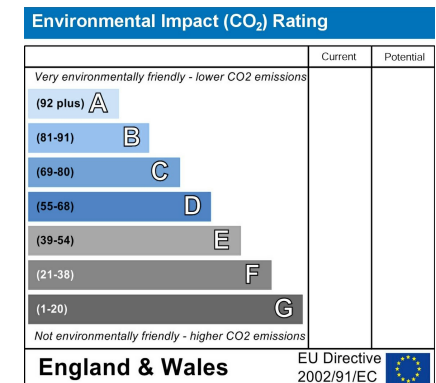
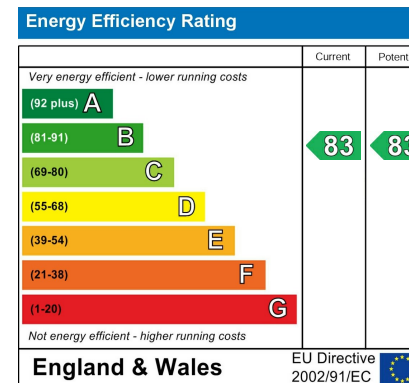
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### Disclaimer

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### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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