



# Apt 302 Bridgewater Gate, Woden Street, Salford, M5 4SG

\*AVAILABLE VIA MODERN AUCTION.\* Auction date - LIVE till 12/02

CASH BUYERS ONLY

Welcome to this charming One-bedroom apartment on the third floor which is located in the desirable area of Bridgewater Gate, Woden Street, Salford.

Upon entering, you will find a well-appointed reception room, the apartment features one spacious bedroom, designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is thoughtfully designed, offering both functionality and style. The kitchen includes integrated appliances such as, fridge / freezer, oven/hob and extractor fan. The property benefits from being close to local amenities such as regent retail park and local transport links.

This property is also perfect for investors as it has a rental yield of 8.15%

## Price £90,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

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

### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### The Building

The location of this apartment is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, including shops, restaurants, and parks. Salford is known for its excellent transport links, making it simple to commute to nearby cities, including Manchester, which is just a short distance away.

This property is an excellent opportunity for those looking to embrace a contemporary lifestyle in a thriving area. With its modern features and prime location, this apartment is sure to attract interest. Do not miss the chance to make this lovely space your new home.

## Hallway

The entrance hall leads to all rooms with storage and storage cupboard housing the hot water heater.

## Lounge / Kitchen

16'0" x 13'1"

The lounge has fitted carpets as well as a floor to ceiling window, electric heater as well as TV access point. The kitchen includes integrated appliances, fridge/freezer, oven / hob and extractor fan.

## Master Bedroom

11'9" x 8'6"

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

## Externally

Concierge. Rooftop Communal area.

## Additional Information

Service Charge - £2,560.00

Ground Rent - £240.00

Council Tax - C

EPC- B

## Agents Notes

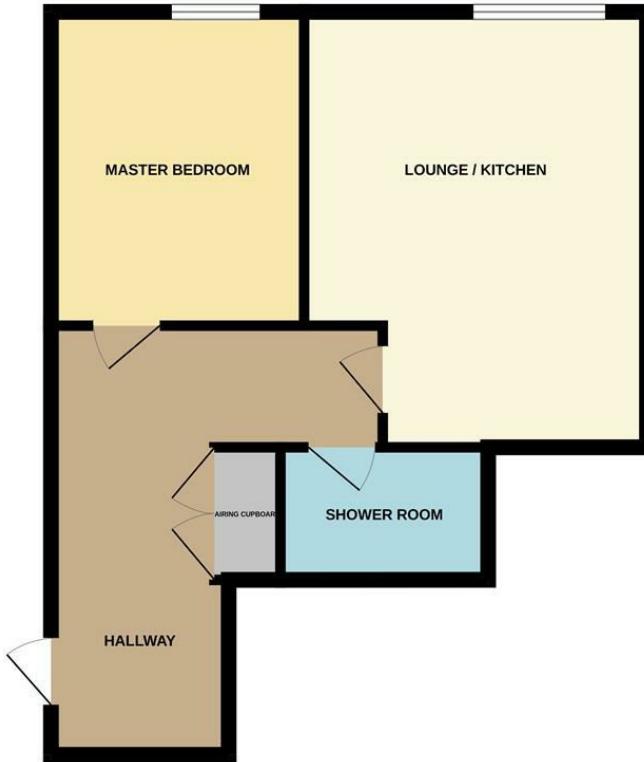
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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