



RESIDE

MANCHESTER



41 Central Court
Melville Street, Salford, M3 6DH

Asking Price £170,000



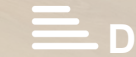
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41 Central Court

Melville Street, Salford, M3 6DH

This attractive two-bedroom corner apartment is situated within Central Court, offering bright and well-designed living space in a highly convenient location.

Extending to approximately 750 sq ft, the property features a spacious open-plan lounge, kitchen and dining area, two bathrooms, and a Juliet balcony accessed from the lounge, creating a light and airy atmosphere throughout.

Ideally positioned just a short walk from Deansgate, residents can enjoy easy access to the city centre's wide range of bars, restaurants, shops and amenities. The apartment is also within a five-minute walk of University of Salford, Salford Crescent railway station, and Salford Shopping Centre.

To arrange a viewing, please contact our sales team on 0161 837 2840.

The Tour

Apartment 41 is situated on the third floor of Block D within Central Court. The property is accessed via a spacious entrance hallway, with doors leading to all principal rooms.

Living/Kitchen Area

The open-plan living and kitchen space is bright and welcoming, featuring a Juliet balcony and laminate wood flooring throughout. The kitchen is fitted with a Hotpoint oven and hob, along with a freestanding fridge, freezer, and an Indesit washing machine.

Bedrooms

Both bedrooms benefit from wood-effect flooring, double-glazed windows, and TV connection points.

Family Bathroom

The family bathroom comprises a panelled bath with a wall-mounted mixer shower, a low-level WC, and a wash hand basin. The room is finished with partially tiled walls and vinyl flooring.

En-Suite Shower Room

The en-suite features a three-piece suite including a walk-in shower, low-level WC, and wash hand basin. Partially tiled walls and vinyl flooring complete the space.





The Area

Ideally located, this development offers easy access to some of Manchester's most vibrant and rapidly evolving neighbourhoods. Enjoy a short walk to the independent cafés, bars, and restaurants of Chapel Street, including GK Gallery & Tea Room, Vero Moderno, and Porta, or head into Spinningfields for shopping, dining, and entertainment. The development is perfectly positioned to connect residents with some of the city's most sought-after destinations.

Nearby amenities include:

Co-op Food – approximately 2 minutes' walk
Spinningfields – approximately 5 minutes' walk
Peel Park – approximately 5 minutes' walk
Salford Retail Park – approximately 10 minutes' walk

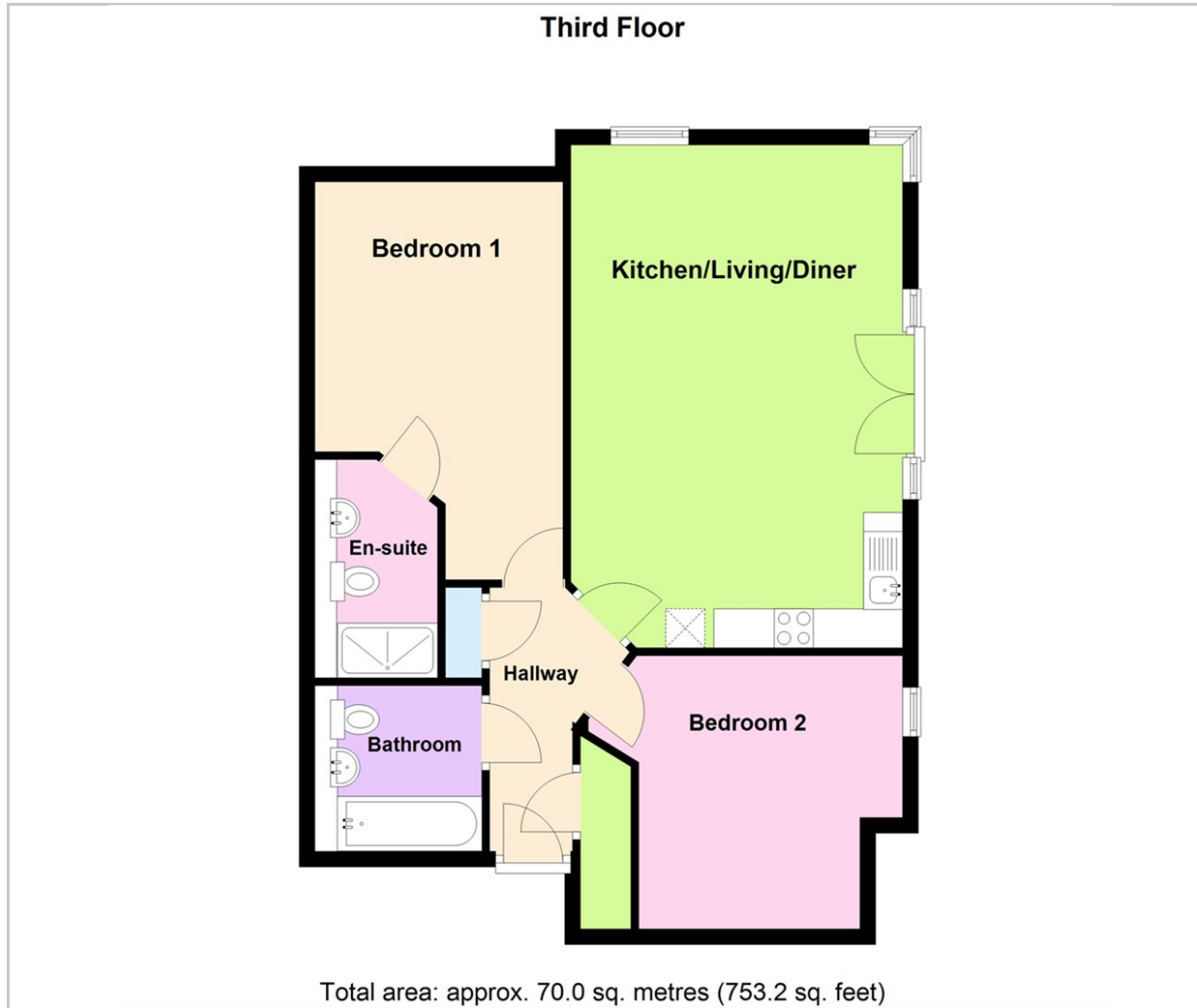
Lease Information

Length of lease - 230 years remaining
Service charge - £2347.18 pa
Ground rent - £200pa

- Two Double Bedrooms
- Two Bathrooms
- Corner Unit
- Parking Included
- Vacant Possession
- EPC Rating D
- Juliet Balcony
- Close Transport Links
- Open Plan Kitchen/Living Area
- No Cladding Installed - Mortgage Buyers Welcome



Floor Plan



Viewing

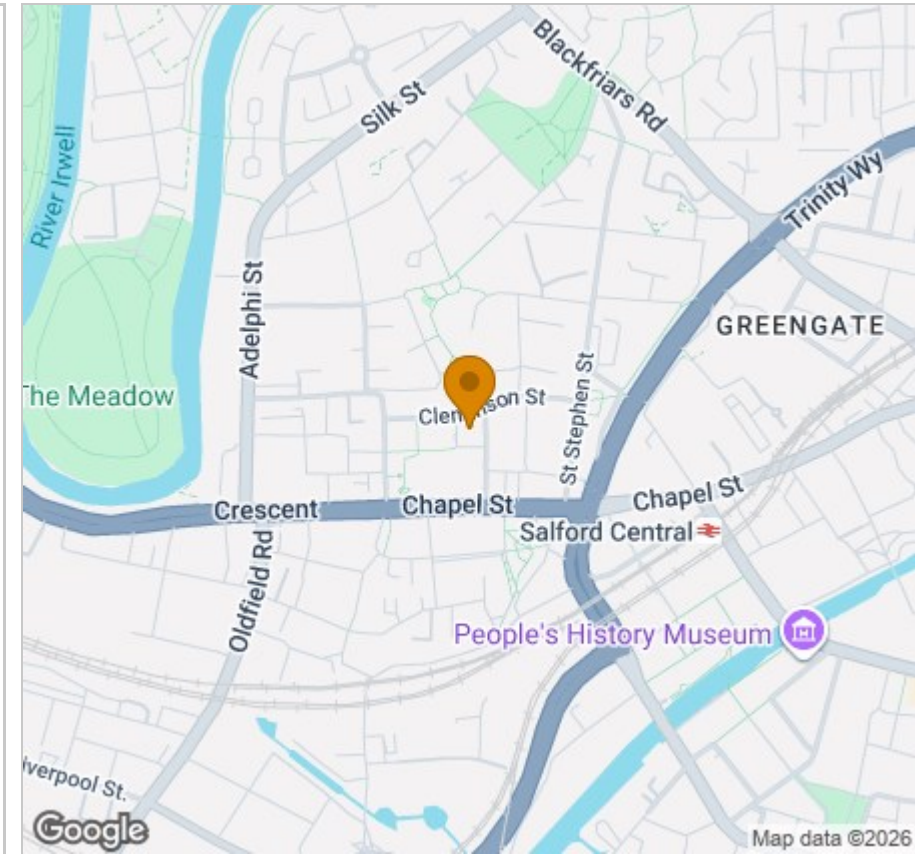
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

