



## Fresh, 138 Chapel Street M3

£154,995

2 1



### CASH BUY ONLY

Situated on the 7th floor of the highly sought-after Fresh development on Chapel Street, this well-presented two-bedroom apartment offers modern city living in one of Salford's most convenient locations.

The accommodation comprises a spacious open-plan living and dining area with floor-to-ceiling windows, creating a bright and welcoming space that opens onto a private balcony with elevated views across the city. The contemporary fitted kitchen is well-appointed with integrated appliances and ample storage.

There are two generously sized double bedrooms, both offering excellent natural light, alongside a stylish three-piece bathroom suite finished to a modern standard.



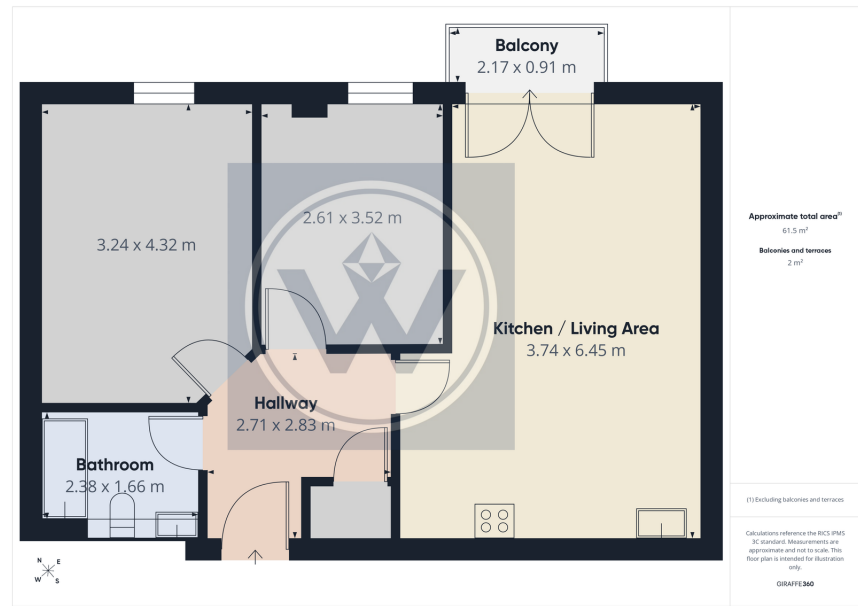
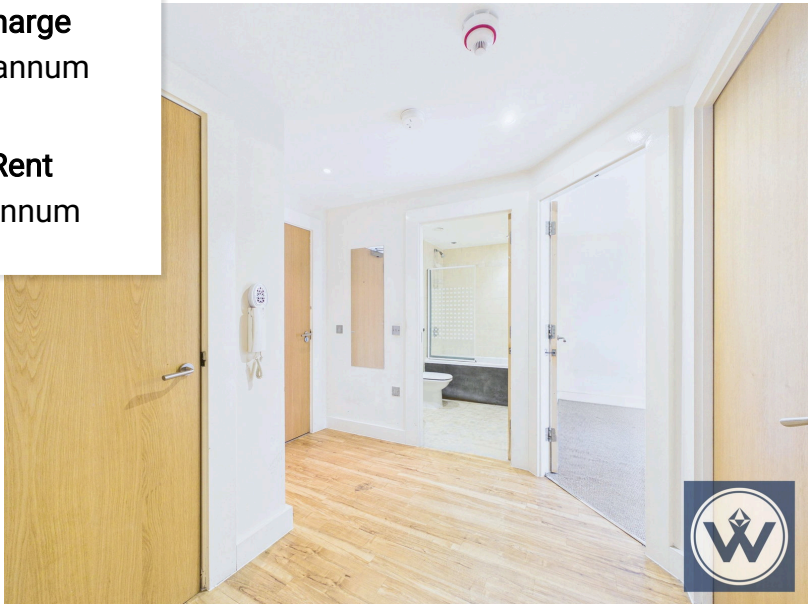


**Floor Area**  
646 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2181 per annum

**Ground Rent**  
£250 per annum



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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