



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are delighted to present this well presented two-bedroom, first floor apartment, ideally positioned within the popular Kielder Square development on Eccles New Road. Step inside to a welcoming 'hallway, leading through to a bright and spacious open-plan living and dining area. Flooded with natural light and featuring a charming Juliette balcony, this is the perfect space for relaxing or entertaining. The fitted kitchen has been finished to a good standard, the property offers two generous double bedrooms, both well-proportioned and ideal for a range of buyers, alongside a sleek and contemporary three-piece family bathroom.

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Residents benefit from one allocated parking space, access to an on-site gym, and beautifully maintained communal gardens adding to the overall appeal of this fantastic home.

Location Highlights: The apartment is perfectly located within easy reach of Manchester City Centre, Salford Quays, and MediaCityUK. Excellent transport links are right on your doorstep, with Langworthy tram stop just a short walk away, providing fast and convenient access across Greater Manchester.

Hallway

Bright and spacious hallway, ceiling light point, intercom, carpet flooring, providing access to all rooms.

Lounge 96' 1" x 77' 11" (2.44m x 1.98m)

Spacious open plan lounge dining area, ceiling light point, carpet flooring, door leading to Juliette Balcony, double glazed windows looking over well maintained communal gardens.

Kitchen 11' 11" x 7' 5" (3.63m x 2.26m)

Fitted kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer, space for washing machine, tiled flooring, Double Glazed Window.

Bedroom One 14' 11" x 9' 1" (4.55m x 2.77m)

Double bedroom, ceiling light point, carpet flooring, double glazed window.

Bedroom Two 11' 11" x 9' 1" (3.63m x 2.77m)

Double bedroom, ceiling light point, carpet flooring, double glazed window.

Bathroom 8' x 6' 6" (2.44m x 1.98m)

Three piece suite comprising bath with shower attachment over, wash hand basin, low level WC, towel radiator, tiled flooring, partially tiled walls.

General Informatiion

Lease info, 86 years remaining on the lease. Service Charge £427.1 per quarter. Ground rent £0. Building management Stevenson Wyhte. Council Tax Band: A. EPC Rating TBC.

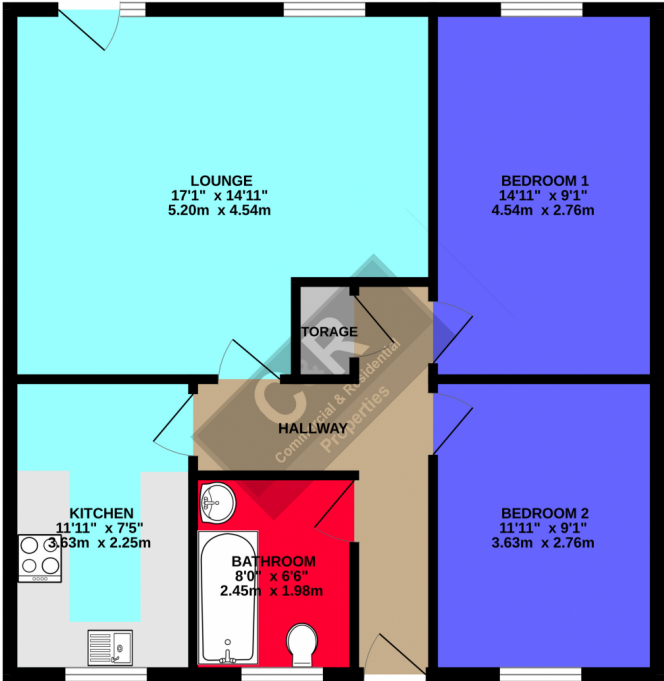
Agents Notes

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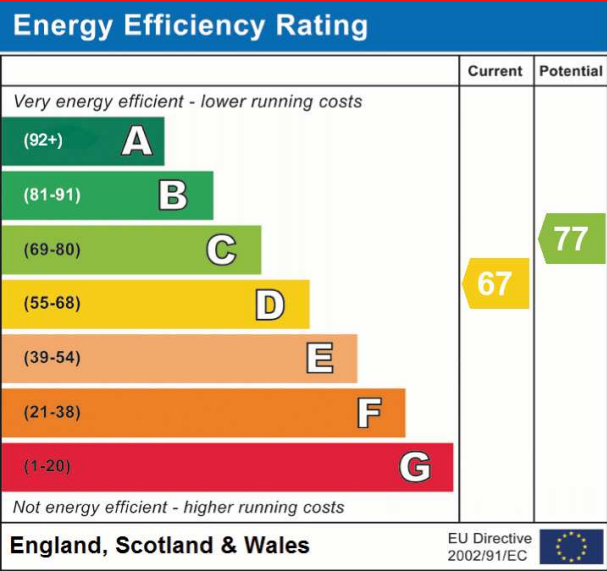
Thinking Of Selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix (2020)



Address: Kielder Square, Eccles New Road, Salford, M5 4UL

