



## Apartment 2501 Michigan Point, Tower A, Salford, M50 £165,000



**\*\* BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY \*\* STARTING BID £165,000 \*\* SECURE ALLOCATED PARKING SPACE \*\* EWS1 FORM WITH A1 RATING \*\* CASH BUYERS ONLY \*\*** This superb two bedroom apartment is located on the twenty fifth floor of a recently built development which stands next to Harbour City Tram Stop and is a stone's throw from a selection of bars, shops and restaurants at Media City. It's a short distance from Manchester city centre and would be an excellent investment with an achievable rental income of £16,800 per annum. The property boasts a corner aspect position and offers fantastic views through full height windows and immaculate accommodation comprising; entrance hallway, open plan living room, two double bedrooms, bathroom and en suite shower room. The development boasts an on site gym, cinema room and concierge service. EPC rating (C) Council tax band (C)

Lease: 975 years from 2016  
Annual Ground Rent: £250  
Annual Service Charge: £2,536

- TWO DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- TWENTY FIFTH FLOOR
- BRIGHT CORNER ASPECT POSITION
- RESIDENTS GYM, CINEMA ROOM AND CONCIERGE SERVICE
- SHORT DISTANCE FROM MANCHESTER CITY CENTRE
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- SECURE ALLOCATED PARKING SPACE
- TENANTED UNTIL SEPTEMBER 2026 @ £1350PCM

