



Apt 78 Redmires Court, St James Park, Eccles New Road, Salford, M5 4UT

We are delighted to bring to the market this third floor (top) two double bedroom apartment in the highly popular St James Park Development. The accommodation comprises of entrance hall, living room with windows overlooking communal gardens, modern fitted kitchen with hob and electric cooker, attractive bathroom suite and two generous double bedrooms. Allocated parking included. Mortgage Buyers Welcome. No Chain. Recently Improved.

Asking Price £127,400

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms, storage with boiler

Kitchen

10'9" x 6'1"

Range of wall and base units, complimentary kitchen worktop, integrated oven / hob, double glazed window, spot lighting.

Lounge

12'4" x 14'7"

Fitted carpets, spot lighting, Radiator, two double glazed window with communal garden views.

Bedroom One

8'11" x 14'4"

Fitted carpets, double glazed window, radiator.

Bedroom Two

11'11" x 8'9"

Fitted carpets, double glazed window, radiator.

Bathroom

10'4" x 5'3"

Hand wash basin, Bath with shower attachment and mixer, low level W.C, spot lighting.

Externally

Gated parking is included.,

Additional Information

Service Charges £1558.36p pa

Ground Rent - £10.00 PA TBC

EPC Rating - D

Council Tax Band- A

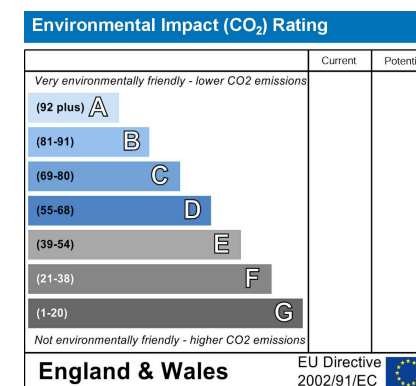
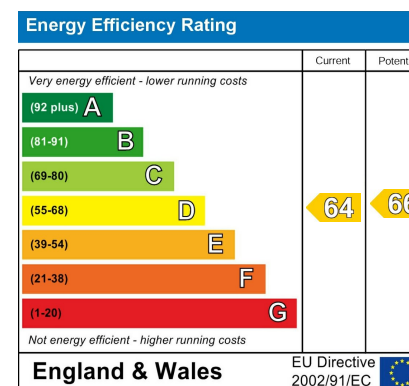
Management Company

Agents Notes

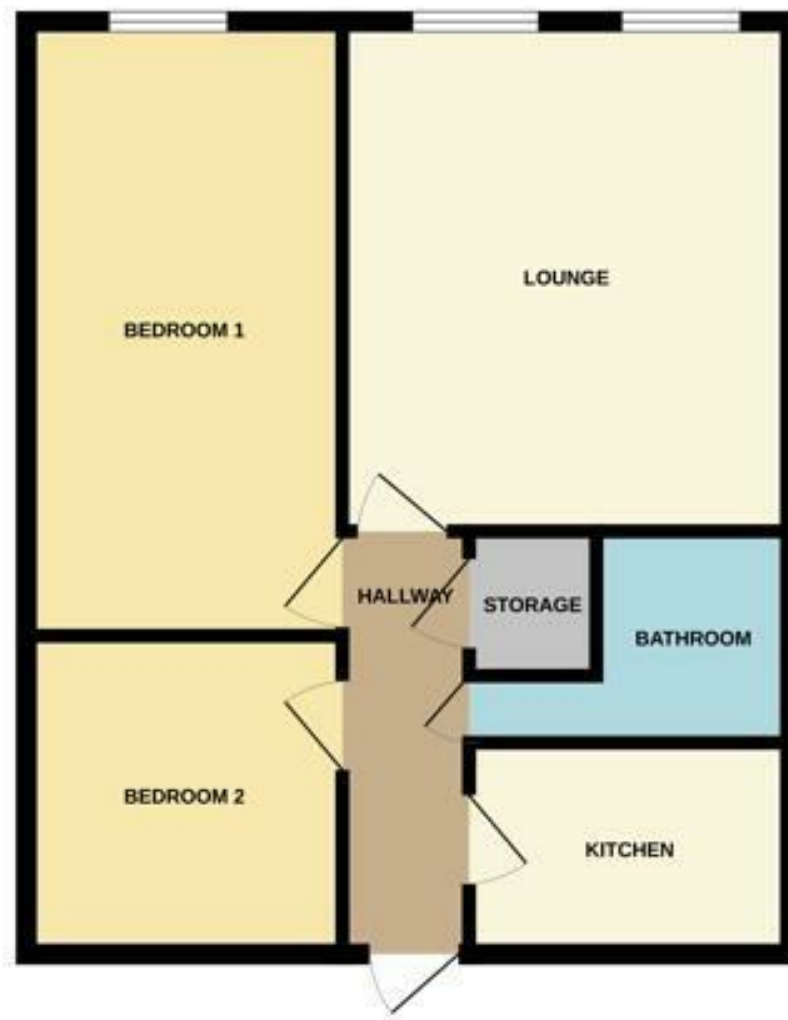
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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