



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market this spacious two bedroom second floor apartment situated on Linen Court, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with storage cupboard, a bright and spacious lounge/dining area with french doors leading to a Juliette Balcony, a fitted kitchen, two spacious double bedrooms and a three piece bathroom suite. The property is situated on the second floor with access to one allocated parking space plus visitors parking, communal bin storage and recycling points.

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Location: Trinity Riverside is a purpose built development offering a full range of properties, from 1 bed apartments to 3-bedroom semi-detached houses. The location is truly fantastic as you are only a short walk from Manchester City Centre & The University of Salford. The apartment is also just a short walk from Peel Park & The Meadow where you will find a 2.4km circular walk trail and is a popular trail for running and walking or just enjoying some solitude and taking in the views of The River Irwell. There are also 11 schools located within a one-mile radius of the property, most of which come with a good Ofsted rating. The property is also within walking distance to both Salford Central & Salford Crescent Stations.

Hallway

Bright and spacious hallway, ceiling light point, intercom, wood laminate flooring, storage cupboard.

Lounge *4.38m x 3.18m (14' 4" x 10' 5")*

Spacious open plan lounge dining area, ceiling light point, double glazed door leading to Juliette balcony.

Kitchen *3.36m x 1.96m (11' x 6' 5")*

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 & washing machine, tiled floor, double glazed window to front aspect.

Bedroom One *4.86m x 3.36m (15' 11" x 11')*

Double bedroom, ceiling light point, wood laminate flooring, double glazed window to rear aspect

Bedroom Two *3.80m x 2.75m (12' 6" x 9')*

Double bedroom, ceiling light point, wood laminate flooring, double glazed window to front aspect.

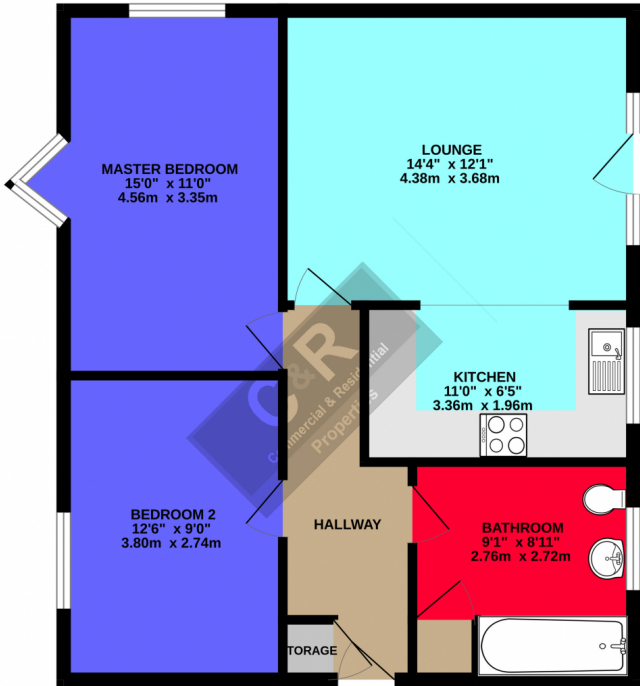
Bathroom *2.76m x 2.72m (9' 1" x 8' 11")*

Three piece suite comprising bath, wash hand basin, low level WC, partially tiled walls. Storage cupboard housing the boiler. Double glazed window to rear aspect.

General Information

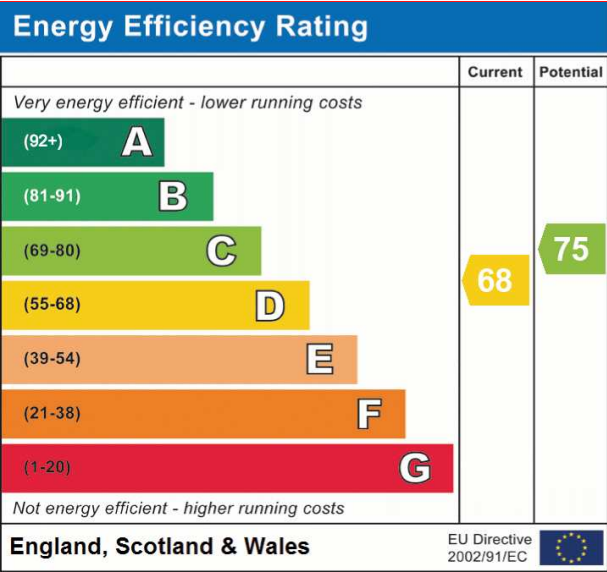
91 years remaining on the lease. Service charge £245.88pcm. Ground rent: Peppercorn (£0). Service charge payable to Onward Homes. Council Tax Band B.

GROUND FLOOR



C & R PROPERTIES

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.
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Address: Linen Court, Trinity Riverside, Salford, M3 6JG

