



Apt 105 Ariel Apartments, Ottinger Close, Salford, M50 3AJ

We are pleased to have for sale this immaculate two bedroom apartment found on the first floor of Ariel Apartments, Salford. The property comprises of a spacious lounge and kitchen with integrated appliances, two double bedrooms with the master including a large en-suite, there is also a family sized bathroom with contemporary fixtures and fittings. No Chain. EWS-1 works pending please check with your lender.

Asking Price £244,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen / Lounge

12'4" x 23'10"

Well equipped kitchen with green tiled splash back, integrated oven / hob, fridge freezer, dishwasher, under cabinet lighting, gloss white wall and base kitchen units with under cabinet lighting. The lounge has wooden laminate flooring, spot lighting, floor to ceiling double glazed window, electric heater, T.C access points.

Bedroom One

8'8" x 16'5"

Fitted carpets, spot lighting, double glazed UPVC window, electric heater, access to en-suite,

En-Suite

6'7" x 8'2"

part tiled spacious en-suite, glass shower screen, rain attachment with mixer, heated chrome towel rail, fitted mirror, spot lighting, hand wash basin, low level W.C.

Bedroom Two

8'5" x 14'5"

Fitted carpets, spot lighting, double glazed UPVC window, electric heater

Bathroom

8'3" x 6'5"

Partil tiled bathroom, glass shower screen, shower attachment with mixer, low level W.C, hand wash basin, fitted mirror, heated chrome towel rail.

Please Note

The block currently has an EWS1 certificate with an A3 rating. A letter from the developer advises "Grainger plc will not pass on to leaseholders any costs associated with fire remediation works within communal areas as defined within the lease. The property has a current fire risk assessment in place that considers that interim fire measures are deemed satisfactory."

Additional Information

Service Charge - £1,619.28

Ground Rent- Peppercorn

Leasehold - 250 years from 2020

EPC Rating- C

Council Tax Band- C

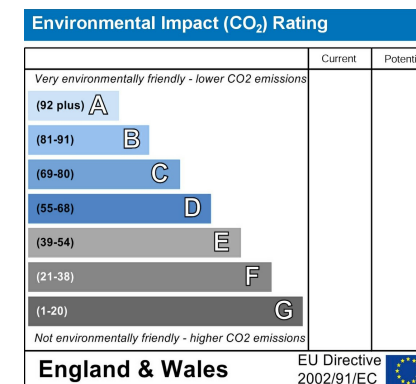
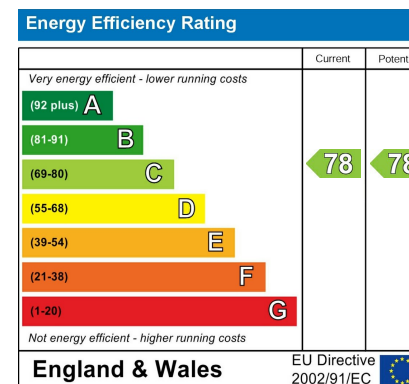
Managing Agent - Grainger PLC

Agents Notes

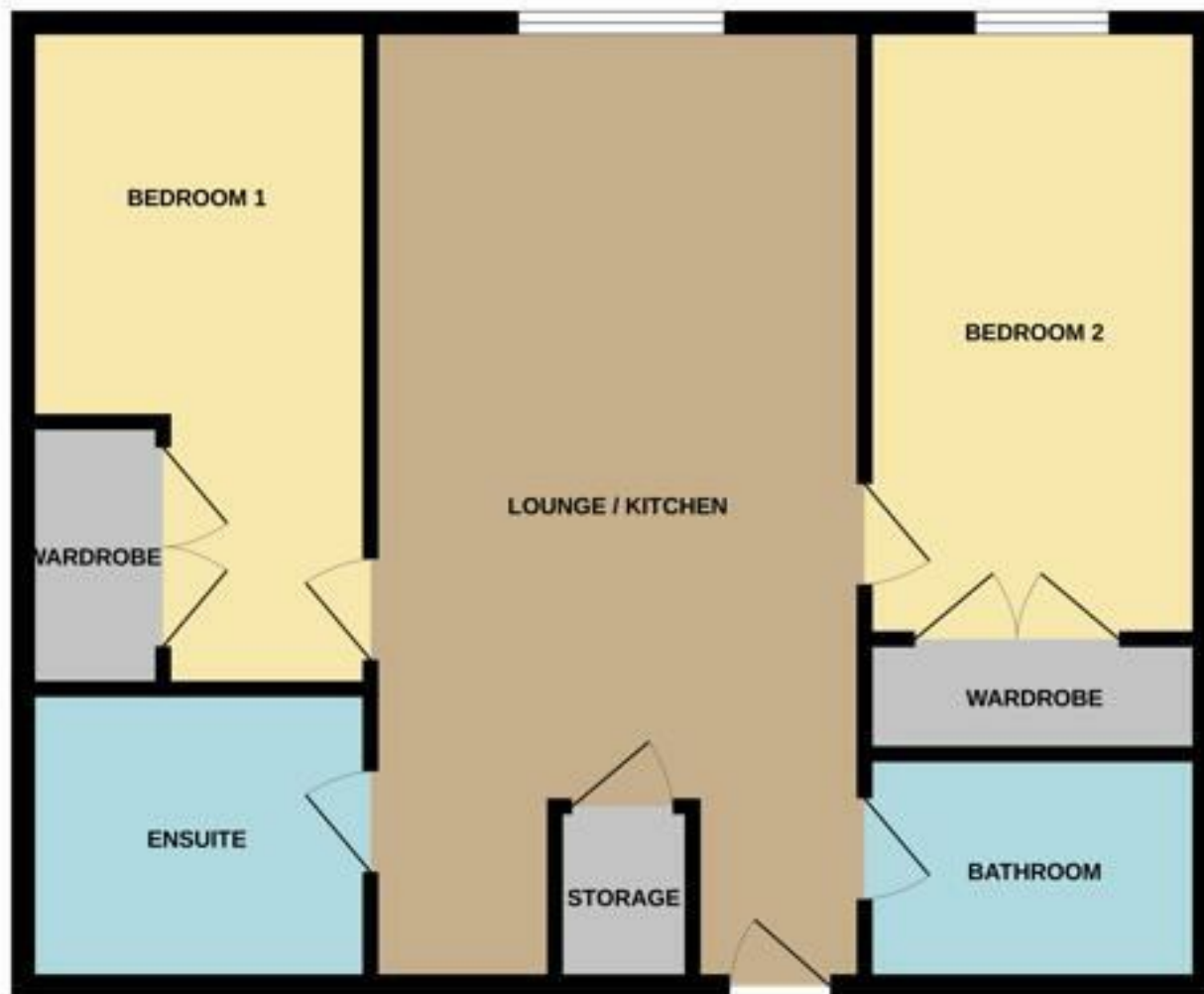
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Disclaimer

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