



## **Block C Local Crescent, 14 Hulme Street, Salford, M5 4ZH**

**£265,000**

2 BEDROOMS, 2 BATHROOM FLAT FOR SALE, MANCHESTER M5

LOCATED IN "LOCAL CRESCENT" A LUXURY DEVELOPMENT IN THE HEART OF THE CITY.

EXCELLENT FACILITIES INC POOL, GYM, SPA, WORK SPACE AND 24 HOUR CONCIERGE.

Service charge £3297 per annum  
Ground rent £250 per annum  
Lease: 245 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- HEART OF MANCHESTER CITY CENTRE
- FURNISHED
- 2 BEDROOMS
- LOCAL CRESCENT M5
- POOL, GYM, SPA & COMMUNAL WORK SPACE
- STORAGE ROOM INCLUDED WITH APARTMENT
- AVAILABLE FROM NOW
- 24 HOUR CONCIERGE
- 2 BATHROOMS

# Block C Local Crescent, 14 Hulme Street, Salford, M5 4ZH



LOCAL CRESCENT



BEDROOM



RECEPTION ROOM



EN SUITE SHOWER ROOM



KITCHEN



BEDROOM

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**BATHROOM**



**RECEPTION ROOM**



**KITCHEN/RECEPTION**



**BEDROOM**



**KITCHEN**



**BEDROOM**

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**RECEPTION ROOM**



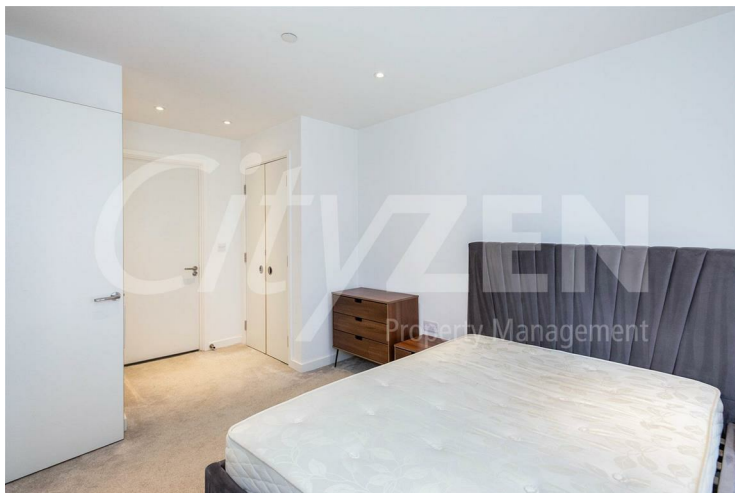
**BEDROOM**



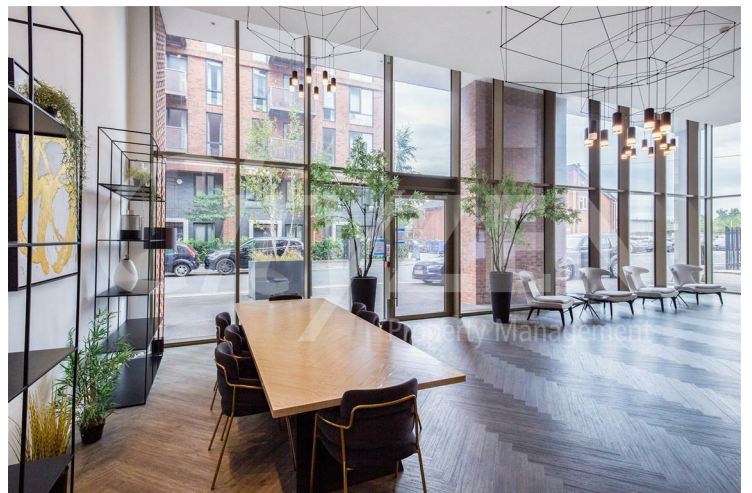
**BEDROOM**



**RECEPTION ROOM**

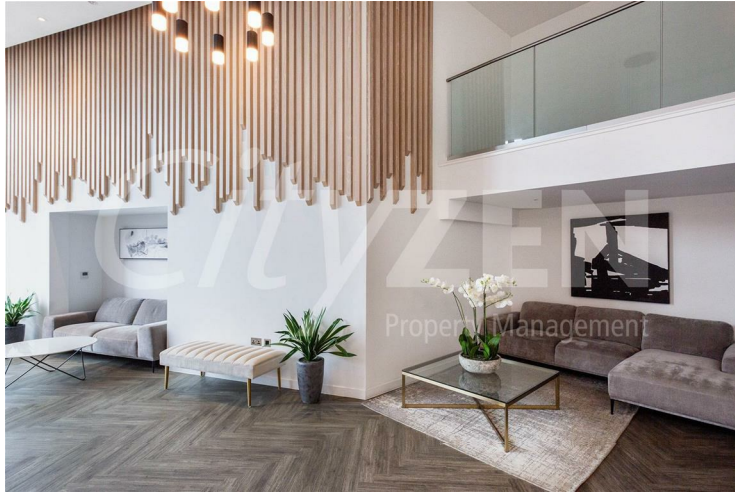


**BEDROOM**

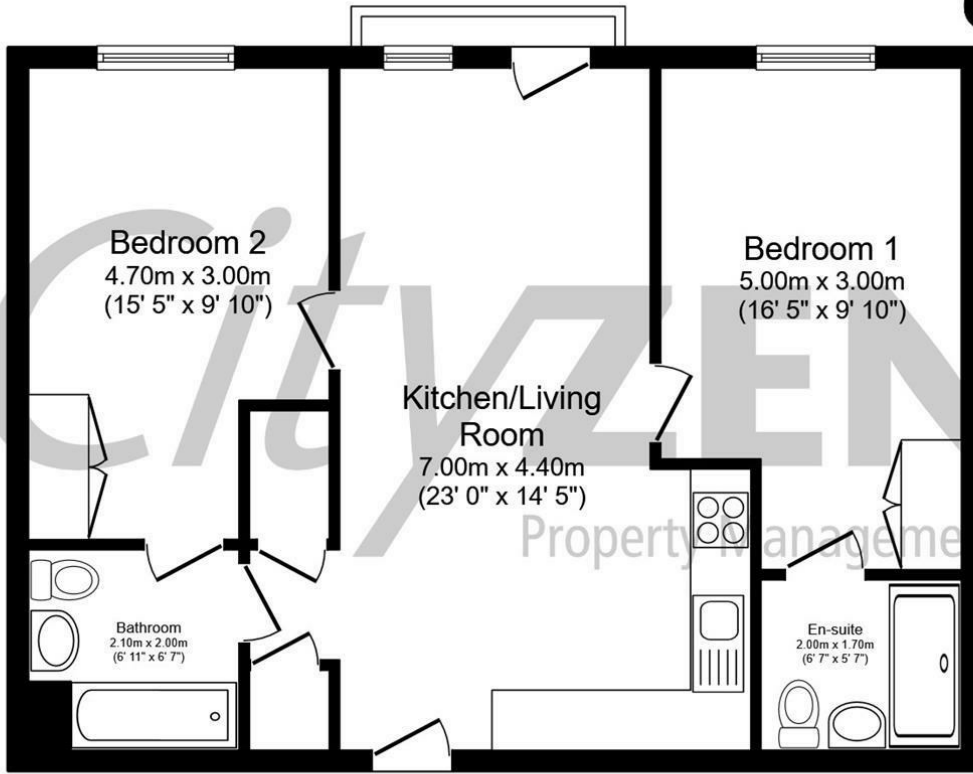


**LOBBY**

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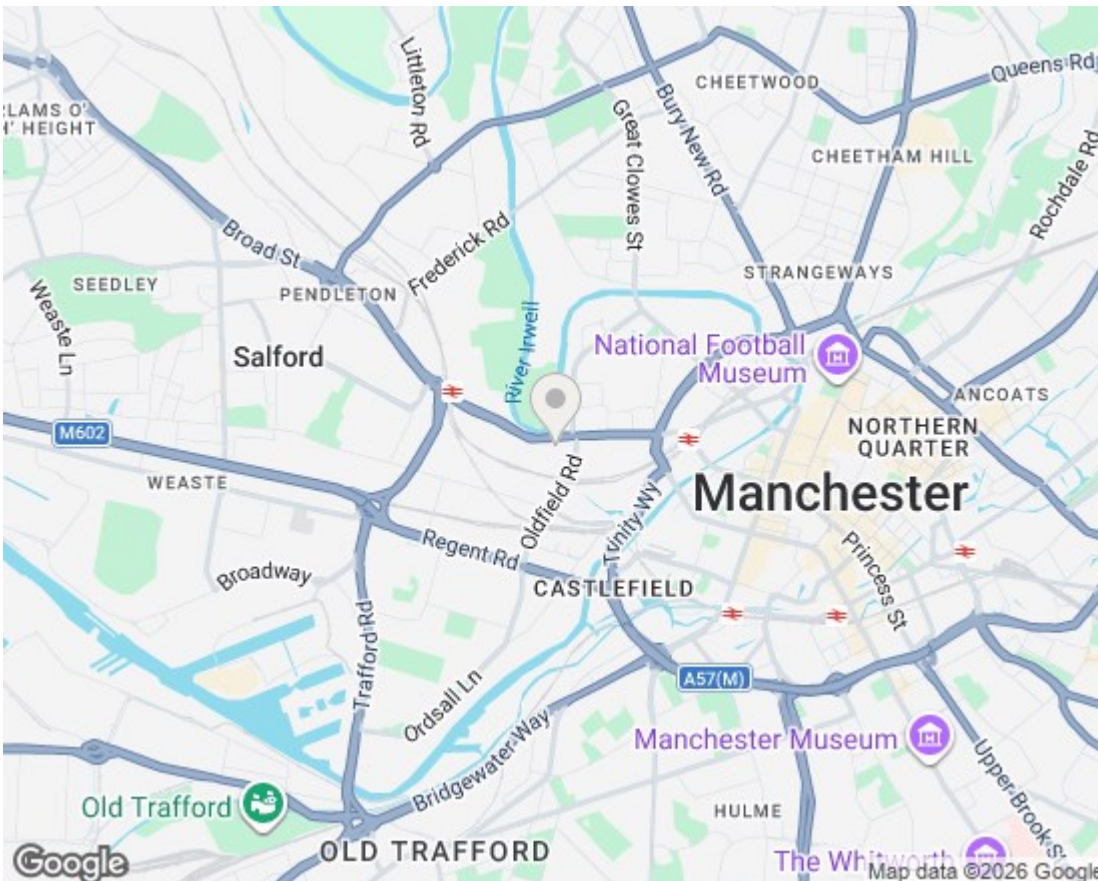


**LOBBY**



Total floor area 63.2 sq.m. (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.