



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this well-presented two-bedroom ground floor apartment, located on Velour Close within the popular Trinity Riverside development, Salford, M3. The accommodation briefly comprises a welcoming entrance hallway with a useful storage cupboard, a bright and spacious lounge/dining area with French doors opening onto a patio area, a fitted kitchen, two generously sized double bedrooms, and a three-piece bathroom suite. The property benefits from its ground floor position and includes parking, communal bin storage, and recycling facilities.

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Location: Trinity Riverside is a purpose-built residential development offering a range of properties from one-bedroom apartments to three-bedroom semi-detached houses. The location is truly exceptional, situated within walking distance of Manchester City Centre and the University of Salford.

The apartment is also just a short stroll from Peel Park and The Meadow, home to a scenic 2.4km circular walking and running trail along the River Irwell – ideal for outdoor enthusiasts or those seeking peaceful green spaces.

There are 11 schools within a one-mile radius of the property, many of which hold good Ofsted ratings. Excellent transport links are close by, with both Salford Central and Salford Crescent train stations within walking distance.

Lounge 4.29m x 5.41m (14' 1" x 17' 9")

French doors leading to patio garden area, double glazed window facing the front elevation, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

Kitchen 2.20m x 2.44m (7' 3" x 8')

Comprising of wall and base units, freestanding fridge/freezer, Washing machine, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled splashback, ceiling lighting and ceiling extractor.

Bedroom One 3.01m x 3.33m (9' 11" x 10' 11")

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

Bedroom Two 3.02m x 3.29m (9' 11" x 10' 10")

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

Bathroom 2.48m x 1.68m (8' 2" x 5' 6")

Three-piece bathroom suite comprising bath with electric shower attachment over, WC, sink with mixer tap, ceiling extractor. Partially tiled walls.

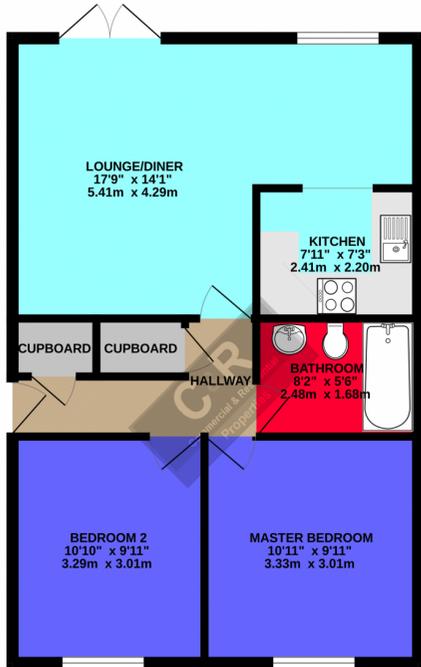
General Information

The building has recently gone through modernisation with communal areas revamped and new entrance doors installed which are fob access, intercom service is also available to each apartment. Hyperoptic full fibre broadband is also installed within the building. Tenure: Leasehold: Years remaining on the lease: 91 years Service charge: £2121 per annum. Ground Rent: Peppercorn.

Agents Notes

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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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Velour Close, Salford, M3 6AP

