



 **2**  
Bedrooms

 **1**  
Bathroom



C & R City are pleased to bring to the market a well presented and spacious two bedroom second floor apartment situated in Reeves Court, Salford, M5 5AE. The apartment comprises of a spacious hallway which provides access to all rooms, an open plan lounge/dining room, a seperate galley style kitchen, two double bedrooms and a three piece bathroom suite. The apartment also comes with the added benefit of parking. Available to owner occuppriers only.

**Location:** The apartment is ideally positioned on Eccles New Road which provides easy access to Manchester City Centre, Salford Quays, Media City & Eccles Centre. Excellent transport links are close by with Ladywell tramstop on your doorstep.

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### **Hallway**

Spacious hallway providing access to all rooms, intercom, access to storage cupboard. Carpet flooring.

**Lounge** 4.24m x 8.03m (13' 11" x 26' 4")

Spacious lounge / dining area, wood laminate floor, tv points, range of sockets, double glaazed windows to front and rear aspect.

**Kitchen** 3.28m x 2.45m (10' 9" x 8' )

Fitted kitchen with a range of fitted base and wall units, space for freestanding fridge freezer and washing machine, built in oven with overhead hob, sink unit. Wood laminate flooring, double glazed window to rear aspect.

**Master Bedroom** 3.51m x 3.65m (11' 6" x 12' )

Spacious and bright master bedroom comprising wood laminate flooring, range of sockets and radiator. Double Glazed window to front aspect.

**Bedroom Two** 3.63m x 2.39m (11' 11" x 7' 10")

Spacious and bright second bedroom comprising wood laminate flooring, range of sockets and radiator. Double Glazed window to front aspect.

**Bathroom** 2.21m x 2.13m (7' 3" x 7' )

Three-piece bathroom suite comprising bath with shower attachment, low level WC and wash basin, electric towel radiator, double glazed window to front aspect.

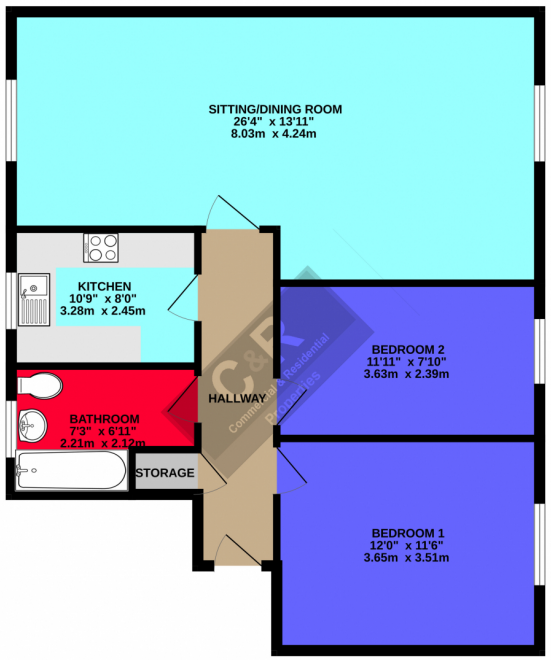
### **General Information**

151 Years remaining on the lease. Service charge £256pcm.

### **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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Reeves Court, M5

