

Lot 242

10 The Royal, Wilton Place,  
Salford, Lancashire, M3 6WP

Upon  
Instruction of  Countrywide



All enquiries Ref: Meghan Mamo

### ■ Leasehold split-level flat

#### Location:

The property is located on Wilton Place. A comprehensive range of shops, bars and restaurants can be found within Salford City Centre lying to the west and within Manchester City Centre located to the east. Public transport links are available at Salford Central Train Station lying to the east and at Manchester Victoria Train Station located to the north east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A6 located to the south and the A6042 lying to the east. Recreational pursuits are available at The Meadow and Peel Park both located to the west.



#### Accommodation:

First floor: One bedroom, reception room open plan to kitchen  
Ground floor: Shower room/wc

#### EPC Rating:

To be confirmed.

#### Council Tax Band: A

#### Lease:

Held on a lease for a term of 125 years (less 10 days) from 30/09/1999 at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.