



Salford City Council

61 793 2500

2
Bedrooms

1
Bathroom



C & R City are delighted to bring to the market this well-presented and spacious two-bedroom ground floor apartment, located within the popular Squires Court development in Salford, M5. The apartment features a generous entrance hallway providing access to all rooms, a bright open-plan lounge/dining area, a separate galley-style kitchen, two well-proportioned double bedrooms, and a modern three-piece bathroom suite. The property further benefits from allocated parking.

The apartment is available to owner-occupiers only and cash buyers only, due to a short lease.

Location: Ideally positioned on Eccles New Road, the property offers excellent access to Manchester City Centre, Salford Quays, MediaCityUK, and Eccles Town Centre. Superb transport links are close at hand, with Ladywell Metrolink stop located directly on the doorstep.

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Lounge 4.60m x 3.00m (15' 1" x 9' 10")

Spacious lounge / dining area, wood laminate floor, tv points, range of sockets, double glazed window and door to rear aspect.

Kitchen 3.70m x 2.40m (12' 2" x 7' 10")

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.

Bedroom One 5.50m x 3.50m (18' 1" x 11' 6")

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

Bedroom Two 4.30m x 3.60m (14' 1" x 11' 10")

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

Shower Room 3.10m x 2.10m (10' 2" x 6' 11")

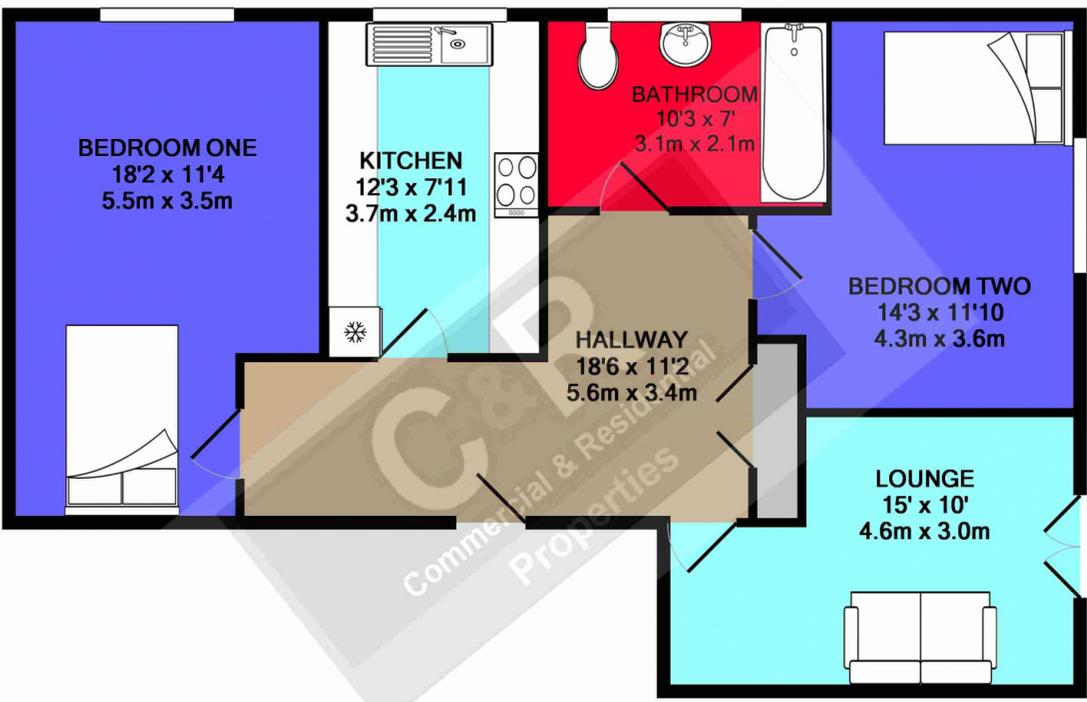
Refitted three-piece bathroom suite comprising walk in shower, low level WC and wash basin, , double glazed window to rear aspect.

General Notes

Ground Rent: 0. Service Charges £3907.68. Block Management: Onward Homes. Council Tax Band: A. EPC Rating: C. Offered to owner occupiers only due to a lease stipulation. Cash buyers only due to a low lease.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Squires Court, Eccles, Salford, M5 5AD

