



 **3**  
Bedrooms

 **1**  
Bathroom



C & R City are delighted to bring to the market this exceptionally spacious and well-presented three-bedroom second-floor apartment, ideally situated within the popular Reeves Court development on Eccles New Road, Salford, M5 5AE. Offering generous accommodation throughout, this fantastic apartment briefly comprises a welcoming entrance hallway providing access to all rooms, a bright and spacious open-plan lounge and dining area perfect for both relaxing and entertaining, a separate modern galley-style kitchen, three well-proportioned double bedrooms, and a contemporary three-piece bathroom suite. The property further benefits from allocated parking.

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This attractive apartment presents an excellent opportunity for owner-occupiers seeking spacious accommodation in a highly convenient location. Early viewing is highly recommended to fully appreciate the size, location, and potential this property has to offer.

**Lounge** *4.80m x 3.73m (15' 9" x 12' 3")*

Double glazed window to the front, ceiling light point and wall-mounted radiator. Wood laminate flooring.

**Kitchen** *2.97m x 2.46m (9' 9" x 8' 1")*

Fitted with a range of gloss wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, integrated extractor, integrated dishwasher, integrated fridge/freezer and space for washing machine. Double glazed window to the rear, ceiling light point and laminate flooring.

**Bedroom One** *3.76m x 4.06m (12' 4" x 13' 4")*

Double glazed window to the front, ceiling light point, wall-mounted radiator, wood laminate flooring.

**Bedroom Two** *2.94m x 4.09m (9' 8" x 13' 5")*

Double glazed window to the rear, ceiling light point and wall-mounted radiator. Wood laminate flooring.

**Bedroom Three** *2.89m x 3.45m (9' 6" x 11' 4")*

Double glazed window to the front, ceiling light point, wall-mounted radiator and wood laminate flooring.

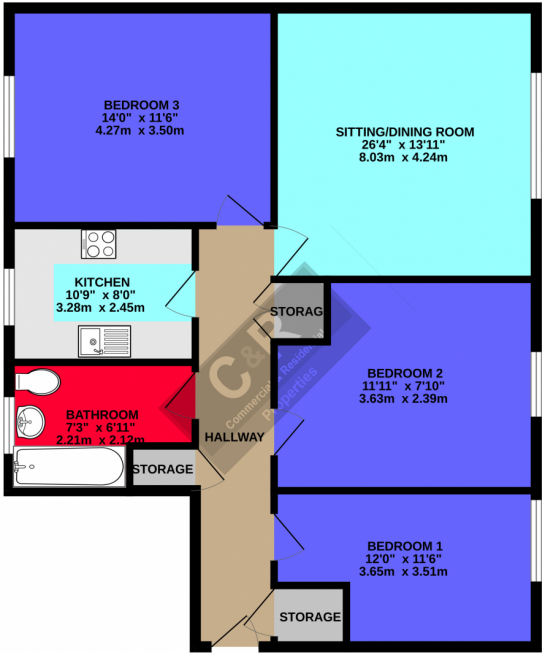
**Bathroom** *2.06m x 2.97m (6' 9" x 9' 9")*

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, tiled splashbacks and tiled flooring.

**General Information**

Leasehold property with an extended lease to 150 years. Ground rent £0. Service Charge £3072. Council Tax Band: B. EPC Rating: D

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>		
(55-68) <b>D</b>	56	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Reeves Court, Salford, M5 5AE

