



Giants Seat Grove
Pendlebury, Swinton

Miller Metcalfe
Every step of the way

Giants Seat Grove

Pendlebury, Swinton

First Floor



2



2

EPC Rating - B

*** Calling All First Time Buyers and To Let Investors - Early Internal Viewing Strongly Advised ***

This exceptional first floor apartment is situated upon a select development of similar homes within the highly favoured area of Pendlebury in Swinton. This wonderful property offers well-proportioned living space all on one floor level and is presented the highest quality throughout and simply must be viewed internally to be fully appreciated.

The accommodation comprises a communal entrance, private entrance hall, generous light airy living kitchen that offers more than enough room for cooking, dining and relaxing making it ideal for modern lifestyles. There are dual aspect windows and French Doors with a Juliette balcony that flood the space with a wealth of natural light as well as a fitted kitchen with integrated appliances. A sizable master bedroom plus a further good sized guest bedroom with its own en-suite shower room plus a three-piece principal bathroom completes the internal living space. Outside there are well tended communal garden areas alongside allocated residents parking and further visitors parking areas.

The sought after development is within easy access to host of amenities and it is also well-placed for major transport links, to include the M6, M60, M61, M62 motorway networks, making it ideal for those looking to commute into Manchester City Centre, Salford Quays and across the Northwest of England.

Rarely do properties of this type remain on the market for very long and as such, an early internal inspection is strongly advised to avoid disappointment.

- **TENURE**
Leasehold
125 Year Lease - 102 Years Remaining
Start Date - 01.09.2005 - End Date - 01.03.2128

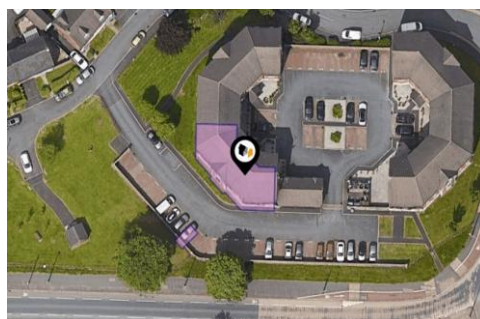
- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - No

- **GROUND RENT/SERVICE CHARGE**
£185.45 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band B - £1,907 Per Year

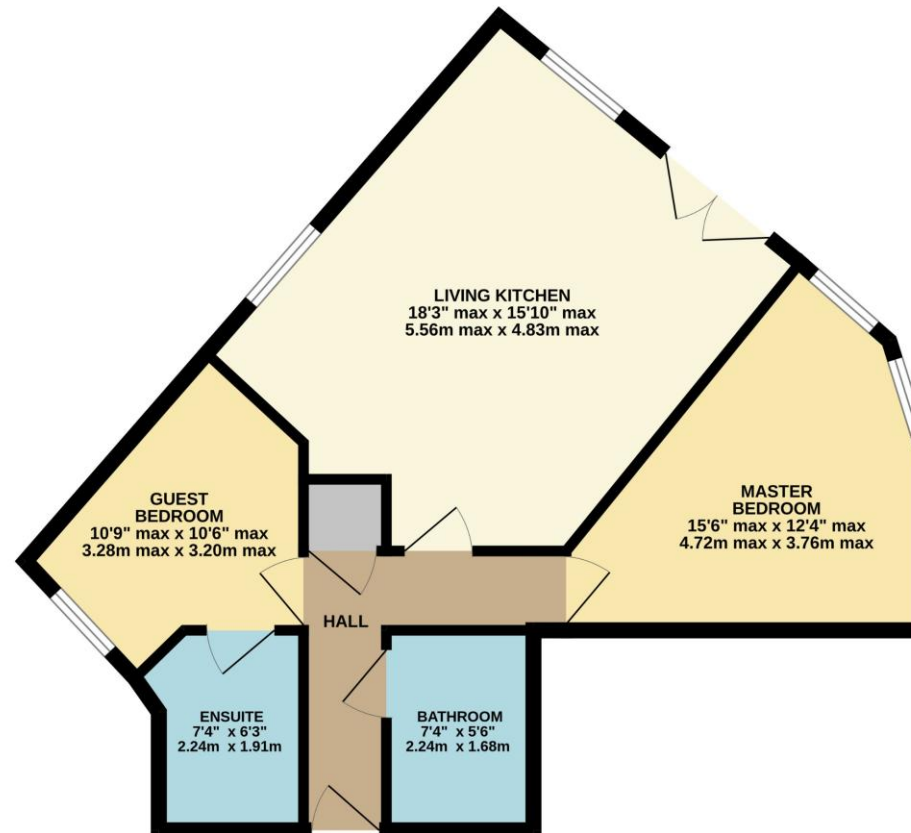
- **FLOOD RISK**
Very Low

- **BROADBAND**
Basic - 3 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps





GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 sq.m.) approx.
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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