



## **Regents Plaza, 84 Oldfield Road, Salford, M5 3QP**

**£174,000**

FOR SALE

A MODERN ONE BEDROOM 3RD FLOOR APARTMENT LOCATED IN REGENTS PLAZA ON THE EDGE OF SALFORD

The apartment is on the third floor and set over 457 square feet and comprises a South facing reception room with part open plan modern kitchen, South facing double bedroom and a modern bathroom suite

Sainsburys supermarket and Regent retail park are both opposite and Spinningfields and Deansgate are both within walking distance.

CHAIN FREE

GROUND RENT £0PA / SERVICE CHARGE £1,128 P.A/ LEASE REMAINING 247 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- FOR SALE
- A ONE BEDROOM MODERN APARTMENT
- LOCATED ON THE EDGE OF SALFORD
- SAINSBURYS SUPERSTORE OPPOSITE
- REGENT RETAIL PARK OPPOSITE
- SOUTH FACING
- SET OVER 457 SQUARE FEET
- WALK TO DEANSGATE & SPINNINGFIELDS
- THIRD FLOOR
- CHAIN FREE



## Regents Plaza, 84 Oldfield Road, Salford, M5 3QP



REGENT PLAZA



KITCHEN



RECEPTION



RECEPTION



KITCHEN



RECEPTION

## Regents Plaza, 84 Oldfield Road, Salford, M5 3QP



**BATHROOM**



**BEDROOM**



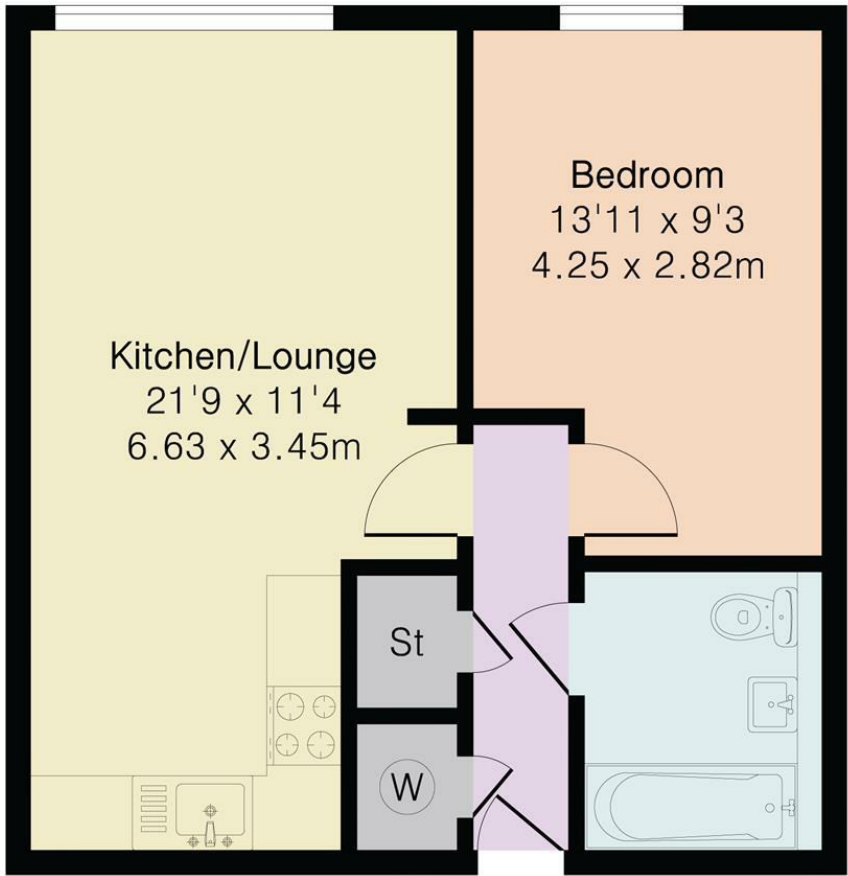
**BEDROOM**



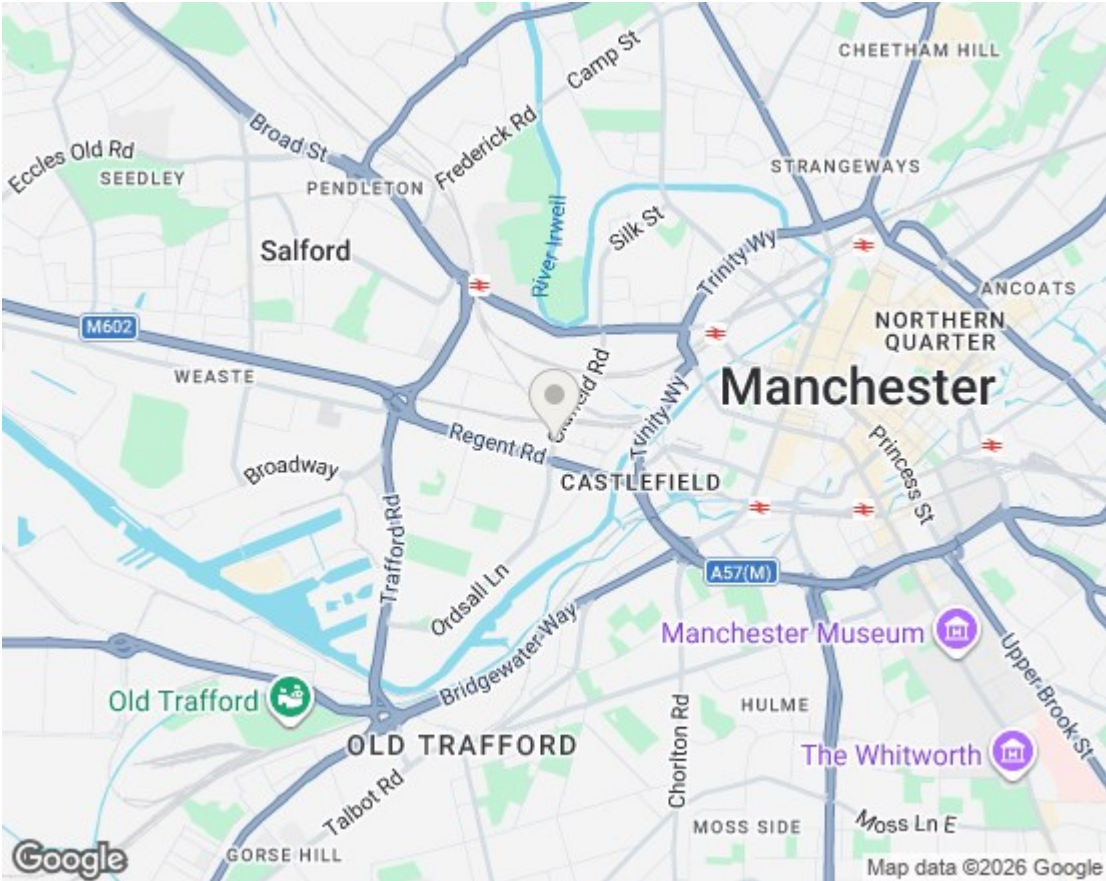
**BEDROOM**



Approximate Gross Internal Area 457 sq ft - 42 sq m



Third Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 83      | 83        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.