

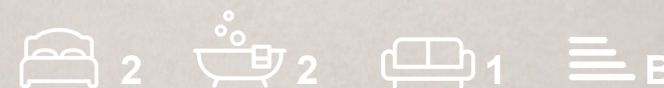


RESIDE
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MANCHESTER



Local Blackfriars 54 Bury Street
Salford M3 7FW

Asking Price £249,000



Local Blackfriars 54 Bury Street

Salford, M3 7FW

Local Blackfriars is a popular, luxury development located on the border of Salford and Manchester City Centre within 5 minutes walk of the ever popular Spinningfields, hosting Manchester's finest bars and restaurants.

This modern apartment is located in block A of two towers built within a secure gated development with a range of amenities for Resident's including communal gardens, 24 hour concierge service, Gym, Cinema Room and Yoga Studio.

This property is being offered on a chain free basis - please call the sales team on 0161 837 2840!

The Tour

Entering from the 6th floor, you step into a welcoming hallway that immediately sets the tone for the rest of the apartment—bright, spacious, and thoughtfully laid out. Moving through, the space opens up into a generous open-plan living and kitchen area, designed to feel both airy and functional. Natural light pours in, enhancing the sense of space and creating a comfortable environment for relaxing or entertaining.

From the living area, doors lead out onto a private balcony—an ideal spot to enjoy a morning coffee or unwind in the evening while taking in the elevated views.

Continuing through the apartment, you'll find two well-proportioned double bedrooms, each complete with built-in wardrobes that offer ample storage without compromising on space. The main bedroom benefits from its own en-suite bathroom, providing added privacy and convenience, while a second modern bathroom serves the rest of the apartment.





The Area

Blackfriars, on the Salford side of the River Irwell, sits just a short walk from Manchester city centre, with easy access to Deansgate and Spinningfields.

The area has been transformed into a modern, city-centre neighbourhood with contemporary apartments and riverside developments. It's popular thanks to its convenience, vibrant atmosphere, and proximity to shops, restaurants, and transport links, while still offering pockets of green space nearby such as Peel Park.

Lease Information

Lease Length: 250 years from June 2019

Service Charge Per Annum: £3368.24

Ground Rent Per Annum: £350

- Two Double Bedrooms
- Two Bathrooms
- No Chain
- 24 Hour Concierge
- Private Balcony
- EPC Rating B
- Short walk to Manchester City Centre
- Modern Specification Throughout
- Onsite Gym, Cinema Room, Yoga Studio
- EWS1 Form Available

Floor Plan



Viewing

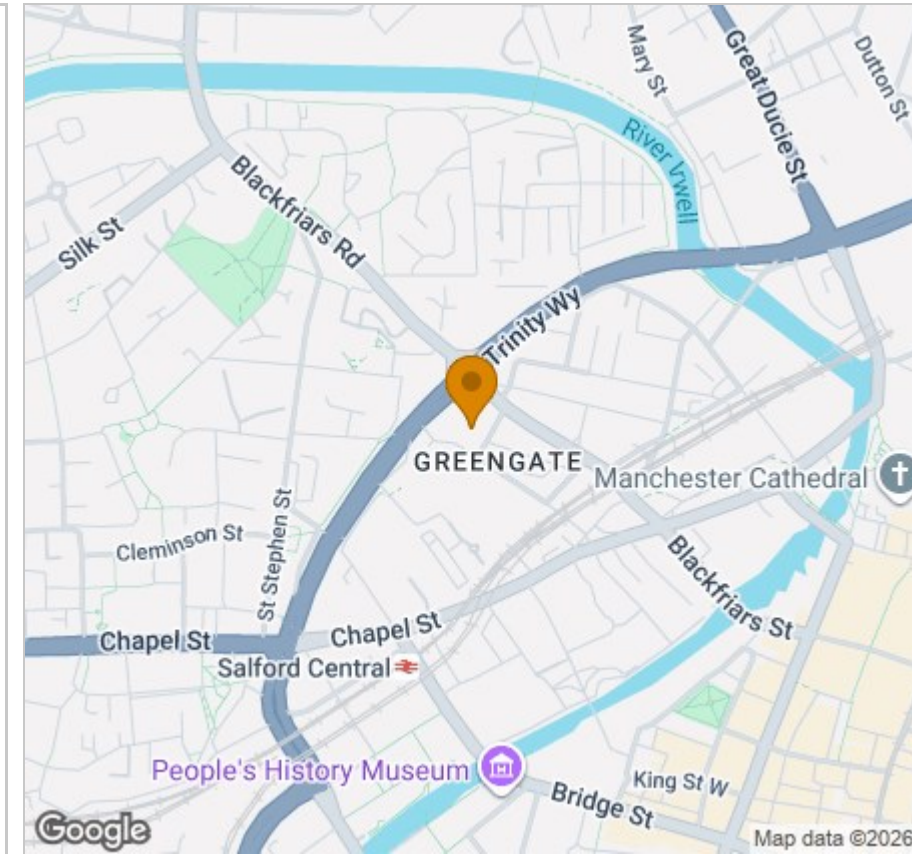
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

