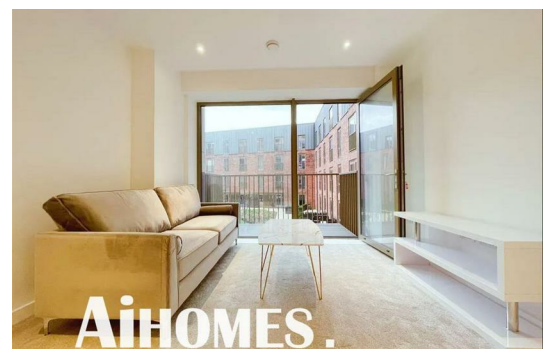




**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment
| Local Crescent | Salford
M5 | LC74095B



£270,000

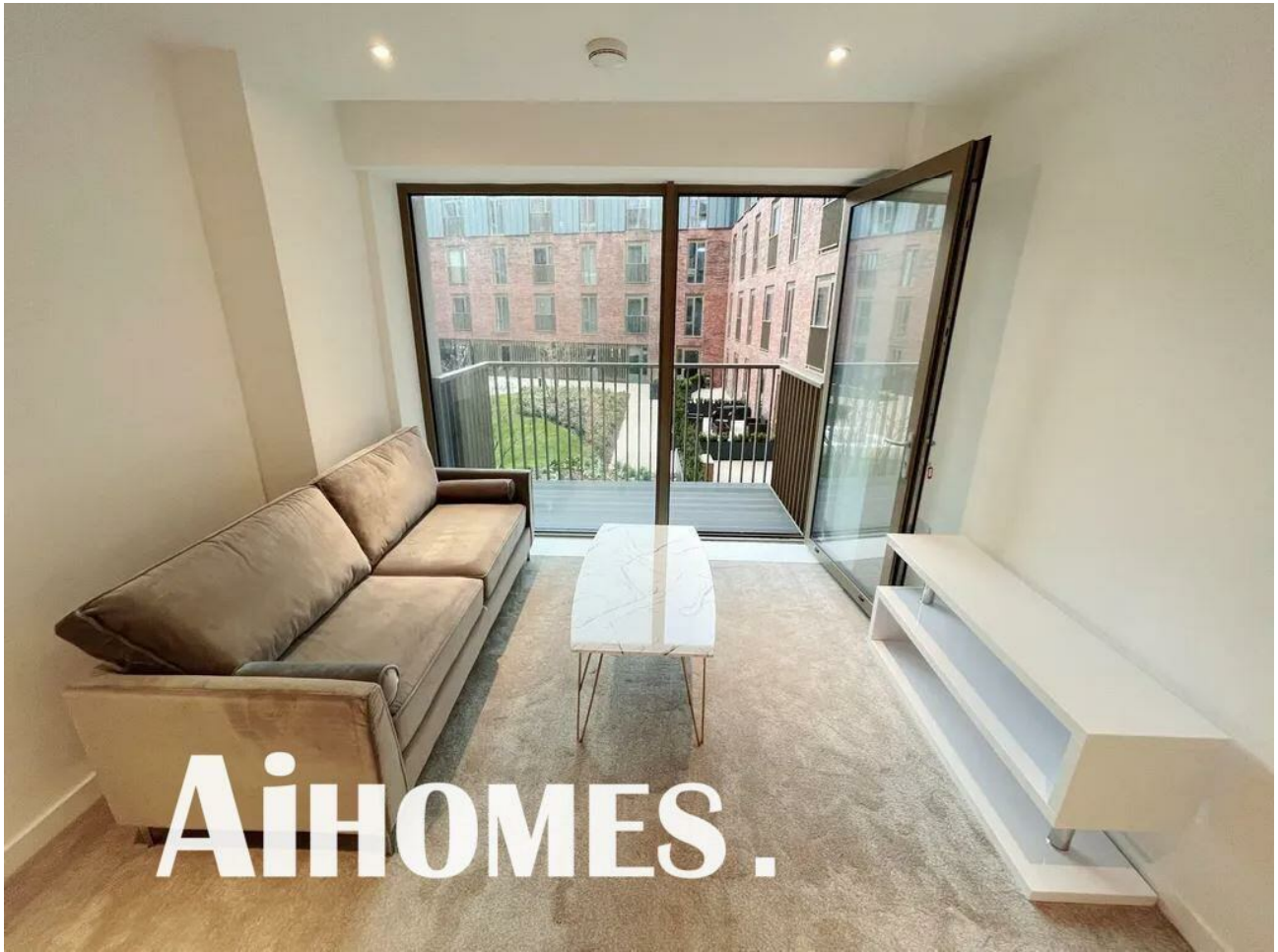
We are pleased to present this exquisite 2-bedroom, 2-bathroom apartment located on the second floor of Local Crescent, Hulme Street. Spanning an impressive 66 square feet, this residence is perfect for those seeking a stylish and comfortable home. The apartment boasts a delightful balcony, ideal for enjoying scenic views.

Inside, you will find the kitchen fully equipped with modern appliances, including a dishwasher, fridge/freezer, and oven, ensuring that culinary enthusiasts will feel right at home. Both bedrooms are generously sized and feature floor-to-ceiling windows, allowing natural light to flood the space, creating a warm and inviting atmosphere.

This property is a wonderful personal residence and attractive investment opportunity. Currently, the apartment yields a gross return of 5%, with projections suggesting an increase to approximately 6.4% for the next tenancy.

Residents will enjoy a wealth of amenities, including a swimming pool, spa and sauna, a well-equipped gym, a cinema, a roof terrace, and a co-working space. Additionally, a 24-hour concierge service is available to cater to your needs.

Convenience is key, with Tesco Express and Sainsbury's just a five-minute drive away, and Trinity Medical Centre within a three-minute walk. Manchester City Centre is easily accessible, taking only eight

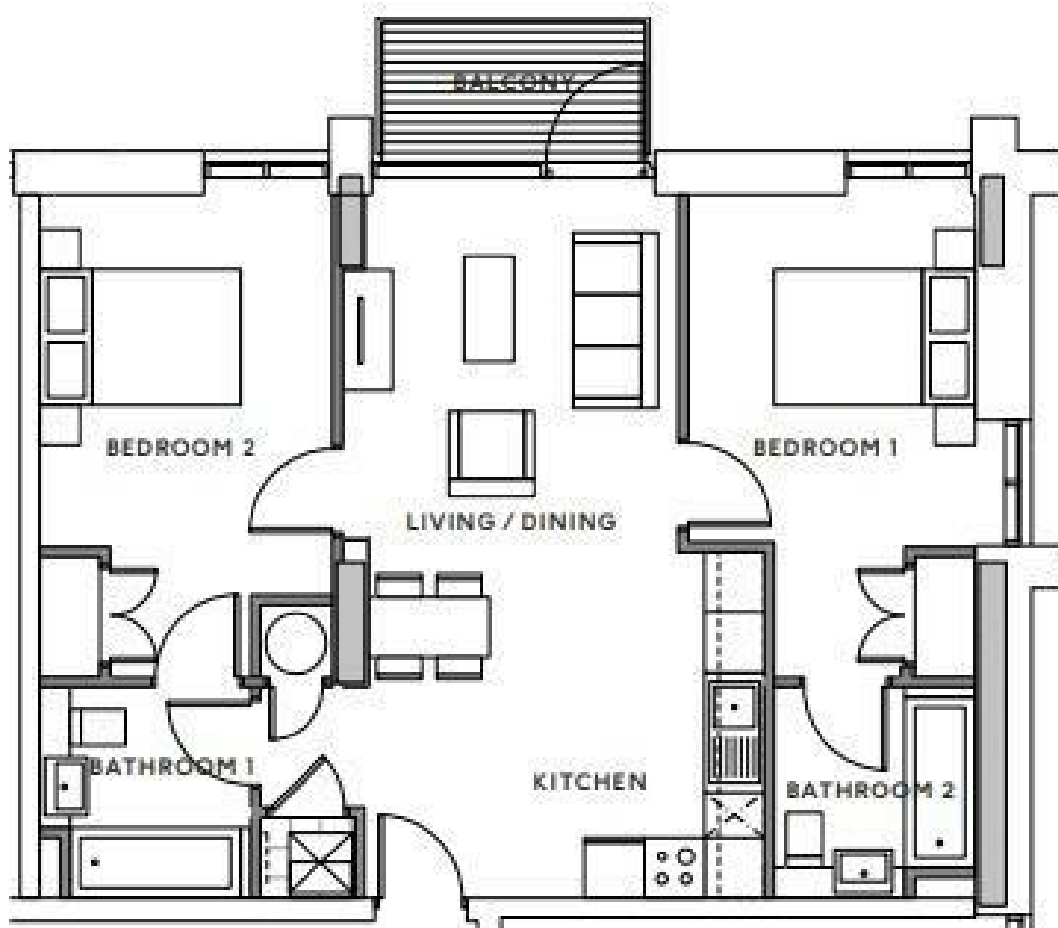






**Modern 2B2B Apartment | Local Crescent | Salford M5 |
LC74095R**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

EPC Rating:
Council Tax Band: C

CONTACT

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AiHOMES.