



401 Transport House, Salford, M5 4JN

£200,000



**** SECURE ALLOCATED PARKING SPACE INCLUDED ** VIRTUAL TOUR AVAILABLE ** EWS1 FORM WITH B1 RATING **** This impressive duplex apartment occupies a top floor position within a low rise development on The Crescent, just off Chapel Street. The location has witnessed significant changes over recent years with several cafes and restaurants popping up along one of the main streets leading in and out of Manchester city centre as well as new housing developments which have further enhanced its appeal to both renters and buyers. Transport House stands on the outskirts of the city centre and is a short distance from Salford Crescent train station, Salford University and Peel Park. The property offers a bright interior and benefits from a private balcony facing towards the city, floor to ceiling windows and high ceilings. It includes one allocated parking space on the ground floor level of the building which is accessed by fob entry system and is sold with vacant possession. EPC rating (C) Council tax band (B)

- EWS1 Form with B1 Rating — Fire Safety Compliant
- Secure Allocated Parking Space Included
- Floor to Ceiling Windows with City Views
- Short Walk to Spinningfields, Deansgate & Middlewood Locks
- EPC Band C / Council Tax Band B
- No Onward Chain — Ready to Proceed
- Top Floor Duplex with Private Balcony
- Zero Ground Rent
- Salford Crescent Train Station Nearby

