



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment
| Local Blackfriars |
Salford M3 | BF294920B



£235,000

Welcome to this modern two-bedroom, two-bathroom apartment located in the vibrant area of Blackfriars, Salford M3. Spanning an impressive 700 square feet, this leasehold property offers a fantastic opportunity for those seeking a contemporary lifestyle in a prime location.

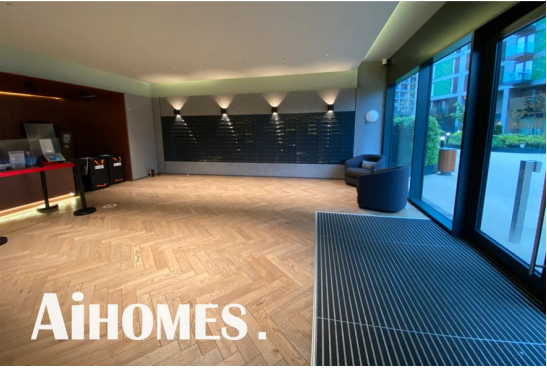
The apartment features a well-designed layout that maximises space and light, making it an ideal home for professionals or small families. Each bedroom is generously sized, providing comfort and privacy, while the two bathrooms ensure convenience for all residents.

With a remaining lease term of approximately 244 years, this property also comes with a ground rent of £350 per year and an estimated service charge of £3,417.20 annually. Currently, the apartment is rented at £1,400 per calendar month, with a tenancy in place until 8th July 2025. This arrangement presents a great investment opportunity for those looking to enter the property market or expand their portfolio.

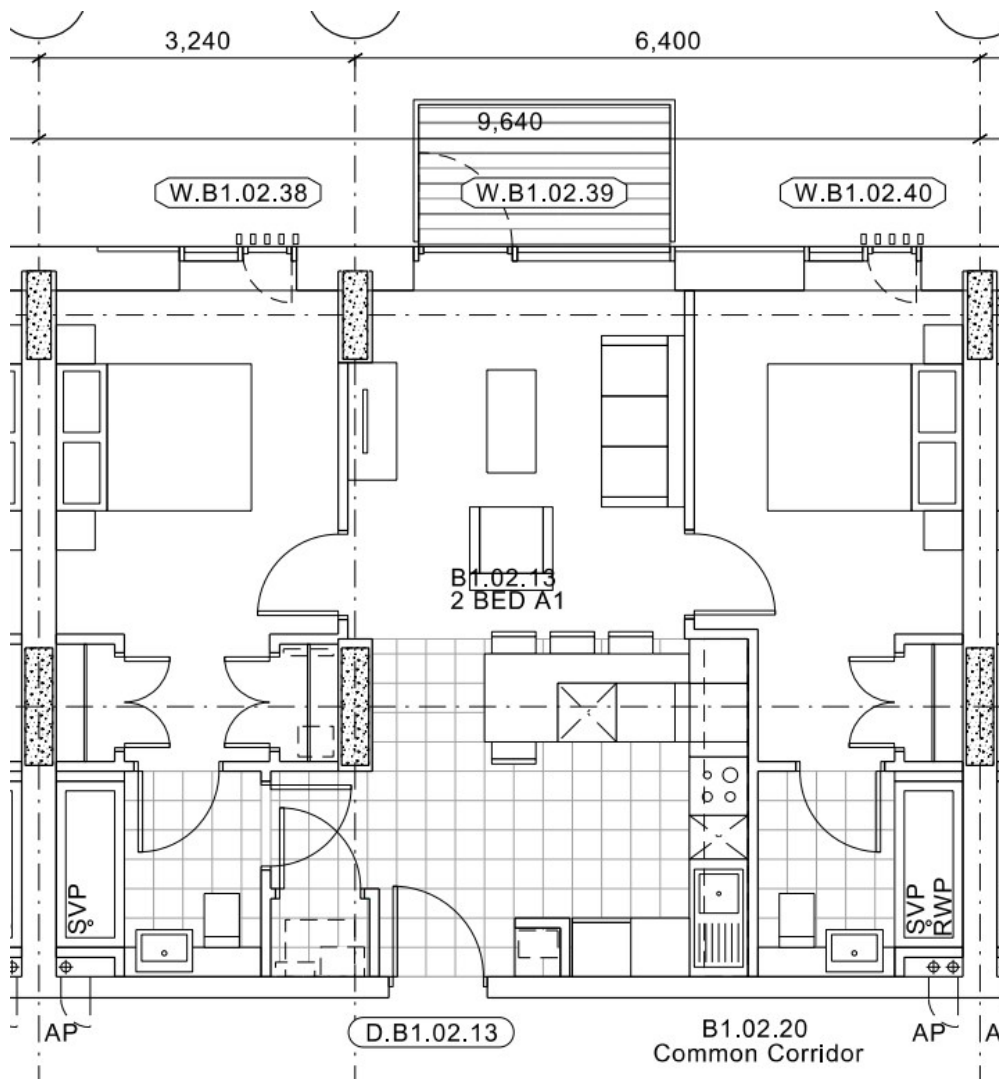
Situated in one of Manchester's most sought-after locations, this apartment allows residents to enjoy the best of city living, with a variety of shops, restaurants, and cultural attractions just a stone's throw away.

Please note that the accuracy of lease, ground rent, and service charge details should be verified by your solicitor upon proceeding





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REF201020R



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: D

CONTACT

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