

Flat

LEASEHOLD



# APARTMENT 1309, BLOCK B, LOCAL BLACKFRIARS 56 BURY STREET, SALFORD, M3 7GB

Guide price

**£250,000**

FEATURES



**CITY COMFORT**  
UK Properties Specialist



# 2 Bedroom Flat located in Salford

Welcome to this modern flat located in the vibrant area of Salford. This delightful property, built in 2019, offers a contemporary living experience with two well-proportioned bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families.

One of the standout features of this flat is its prime location, just a short walk from the bustling Manchester City Centre. This means you can enjoy the best of city living while still having a peaceful retreat to come home to. The flat is part of a well-maintained development that boasts an array of excellent amenities. Residents benefit from a 24/7 concierge service, ensuring convenience and security at all times. For those who enjoy an active lifestyle, there is a fully equipped gym available, as well as a cinema for leisurely evenings.

The communal courtyard provides a lovely outdoor space to relax, while the on-site coffee shop and bistro offer delightful options for dining and socialising without having to venture far. Additionally, pet facilities are available, making this property a great choice for animal lovers.

Currently, there is a tenant in situ, with a monthly rent of £1,350, presenting an excellent opportunity for investors looking to expand their portfolio. This flat combines modern living with a fantastic location and a wealth of amenities, making it a truly appealing option in the heart of Salford. Don't miss the chance to make this property your own or to add it to your investment collection.

Call us on

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**<https://www.citycomfortapartments.co.uk/>**

**Council Tax Band**

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.