



 2  
Bedrooms

 2  
Bathrooms



**\*\*Available Now\*\*** C & R City are pleased to present this immaculately presented, fully furnished, two bedroom, two bathroom apartment located in the popular City Point 2 development on Chapel Street, Salford, M3. The apartment has been recently redecorated throughout, including new flooring, and briefly comprises a spacious open plan lounge and kitchen, two generously sized double bedrooms, the master benefiting from an en-suite bathroom, and a modern second bathroom suite. The property is ideally located within a short walk of the City Centre, Deansgate, and Salford Central Station, offering excellent access to local amenities, transport links, and Manchester's main business and leisure districts.

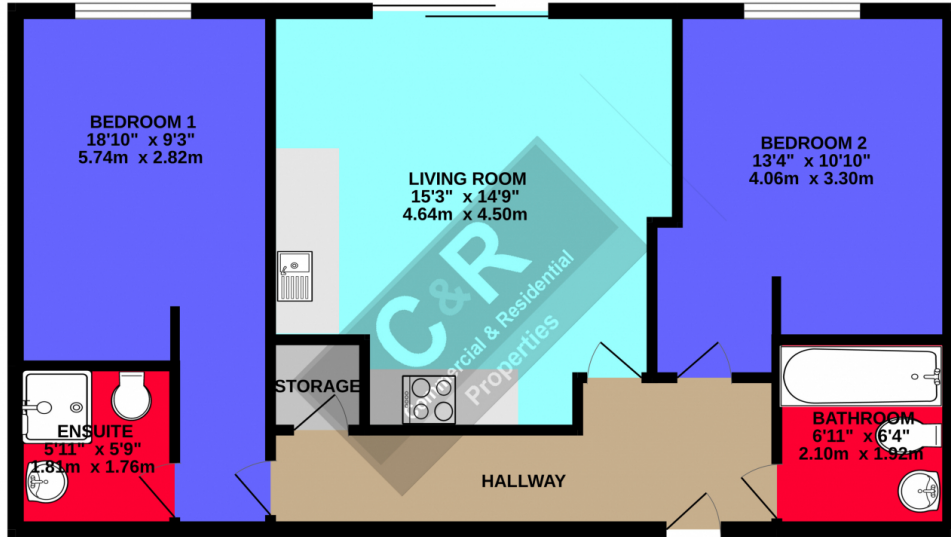
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Please note: There is no parking available with this apartment.

Council Tax Band: B

EPC Rating: C

SIXTH FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: City Point 2, Chapel St, M3 6BF

