



**1 Bed  
Apartment  
located in**

**AiHOMES.**

Modern 1B1B Apartment  
| Downtown | Salford M5 |  
DT73365C



£185,000

Welcome to this exquisite one-bedroom apartment located in the newly completed Downtown development, situated in the vibrant area of Block C, M5 4YF. This property is ideal for young professionals seeking a modern living space in a well-established neighbourhood.

Spanning an impressive 42 square feet, the apartment features a spacious living area that invites natural light, creating a warm and welcoming atmosphere. The contemporary kitchen is equipped with a range of appliances, perfect for those who enjoy cooking and entertaining. The large bedroom offers a peaceful retreat, while the superb bathroom is designed with modern fixtures for your comfort.

Residents of Downtown benefit from a host of hotel-style services, including a 24/7 concierge in the lobby, ensuring convenience and security. The development boasts an onsite gymnasium and spa, a media room for movie nights, and stunning rooftop terraces with outdoor seating areas, ideal for relaxation and socialising.

For added convenience, Downtown provides dry and cold storage rooms for supermarket deliveries, a postal room, and a business centre with free Wi-Fi. Secure bicycle storage is also available, catering to those who prefer cycling as their mode of transport.

This apartment is sold unfurnished, allowing you to personalise the space to your taste. With a ground rent of £395 per year and a service charge of £1,766.34, this leasehold property has 985 years

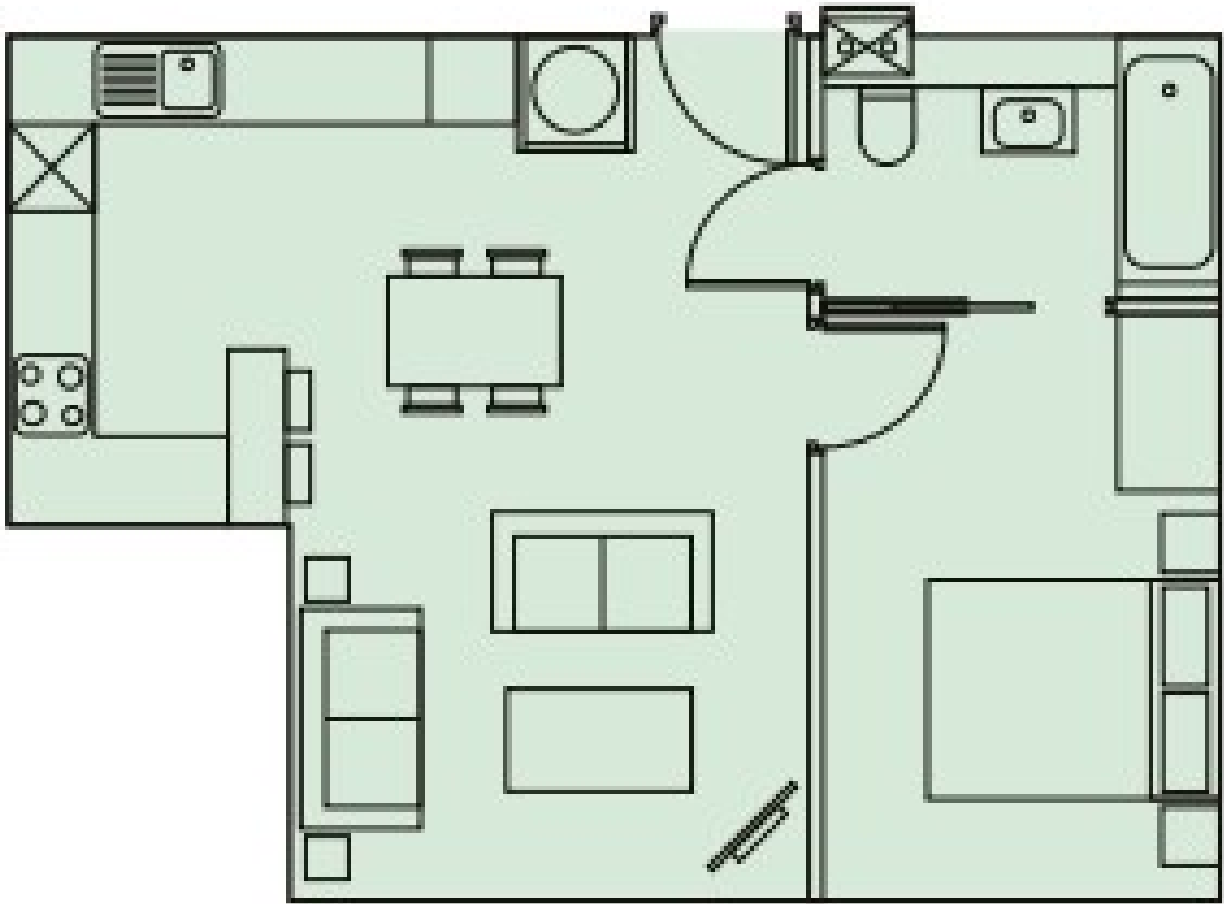






**Modern 1B1B Apartment | Downtown | Salford M5 |  
DT733650**





| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**EPC Rating:**  
**Council Tax Band: A**

## CONTACT

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