



# Apt 214 Local Crescent, Block C, 14 Hulme Street, Salford, M5 4ZG

We are pleased to have for sale a stunning Salboy development, this spacious one bedroom apartment found on the second floor of the Local Crescent Development in Salford. The property comprises of a spacious lounge with floor to ceiling windows a kitchen with integrated appliances, a double bedroom with fitted storage, family sized bathroom with modern fixtures and fittings. NO Chain. Mortgage Buyers Welcome. EWS1 Available.

## Asking Price £198,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Lounge / Kitchen

16'10" x 21'7"

Spacious lounge with floor to ceiling windows, electric heater, spot lighting, access to the bathroom. The high specification kitchen includes integrated oven / hob, fridge / freezer, extractor fan, dishwasher, under cabinet lighting, gloss base and wall units with complimentary kitchen worktop.

### Bedroom

8'10" x 15'4"

Fitted carpets, fitted wardrobe, spot lighting, electric heater, floor to ceiling windows.

### Bathroom

6'10" x 5'11"

Part tiled bathroom, bath with shower attachment and mixer, glass shower screen, fitted mirror, spot lighting, low level W.C, hand wash basin, heated chrome electric towel rail.

### Externally

Residents Pool, Jacuzzi, Gym and Sauna, communal gardens.

### Additional Information

Service Charges £2,822.00 pa

Ground Rent £202.08 pa

Lease 250 years from 2021

Epc Rating- B

Council Tax Band- B

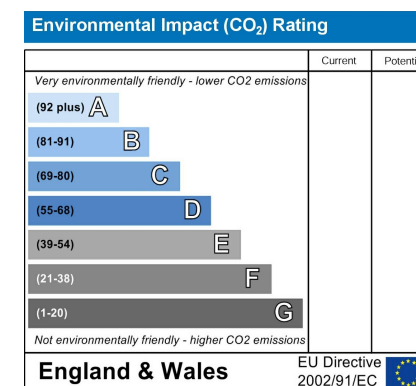
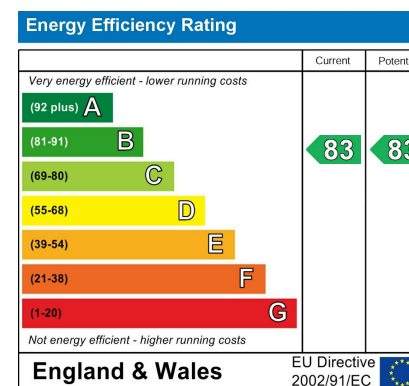
Building Managed - Encore Esates

### Agents Notes

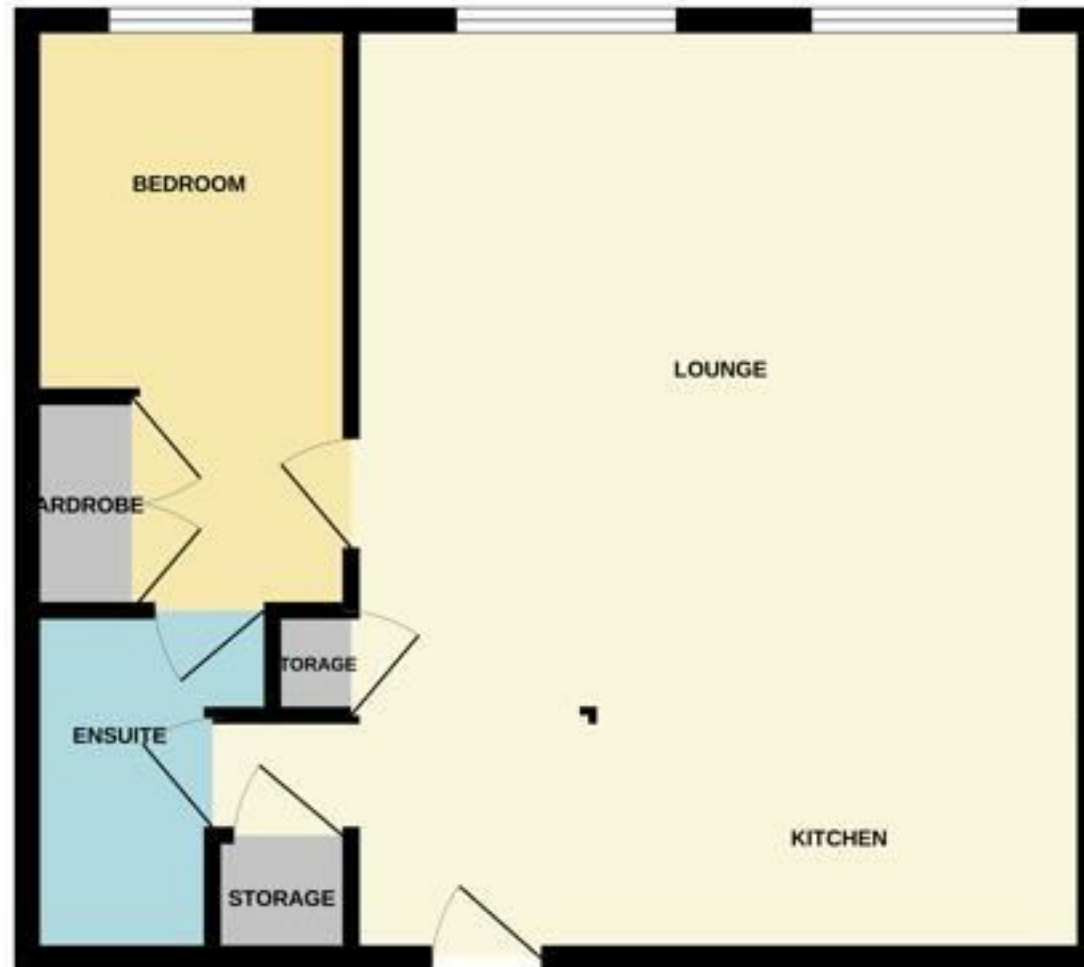
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### Disclaimer

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