



## 14 Hulme Street, Salford, M5 4ZH

**£350,000**

3 BEDROOMS, 3 BATHROOMS APARTMENT FOR SALE.

MANCHESTER M5.

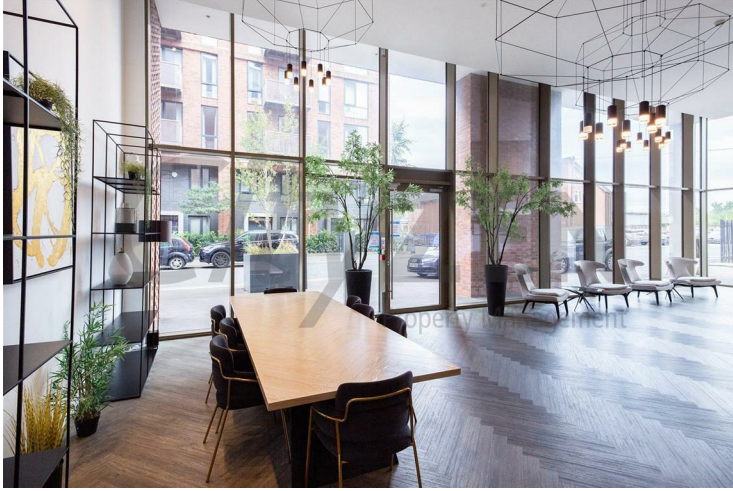
LOCATED IN "LOCAL CRESCENT" A LUXURY DEVELOPMENT IN THE HEART OF THE CITY.

EXCELLENT FACILITIES INC POOL, GYM, SPA, WORK SPACE AND 24 HOUR CONCIERGE.

GROUND RENT £250 PA / SERVICE CHARGE £4821 PA / LEASE 244 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- HEART OF MANCHESTER CITY CENTRE
- STORAGE ROOM INCLUDED WITH APARTMENT
- 3 BEDROOMS
- LOCAL CRESCENT M5
- POOL, GYM, SPA & COMMUNAL WORK SPACE
- 3 BATHROOMS
- 24 HOUR CONCIERGE

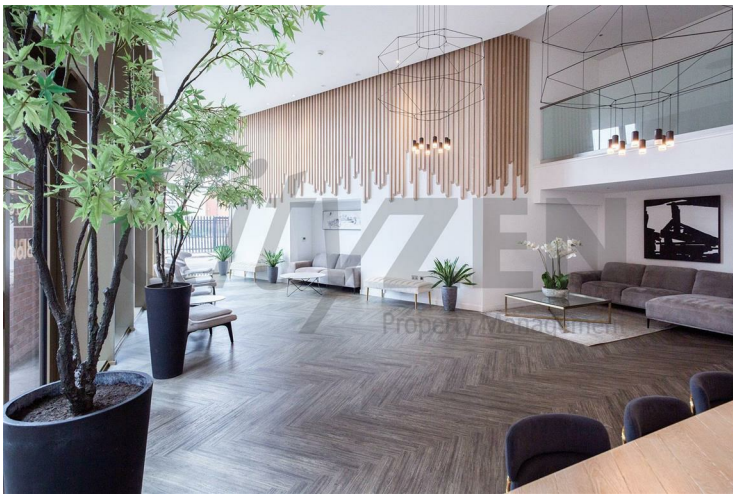
# 14 Hulme Street, Salford, M5 4ZH



ENTRANCE LOBBY



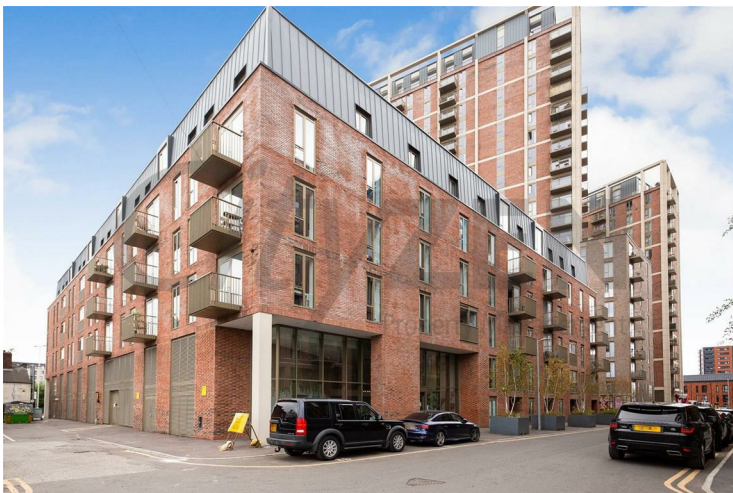
RECEPTION ROOM



ENTRANCE LOBBY



RECEPTION / KITCHEN



LOCAL CRESCENT



KITCHEN

14 Hulme Street, Salford, M5 4ZH



KITCHEN



BEDROOM



RECEPTION ROOM



BEDROOM



BEDROOM



BEDROOM

14 Hulme Street, Salford, M5 4ZH



BEDROOM



SHOWER ROOM



BEDROOM



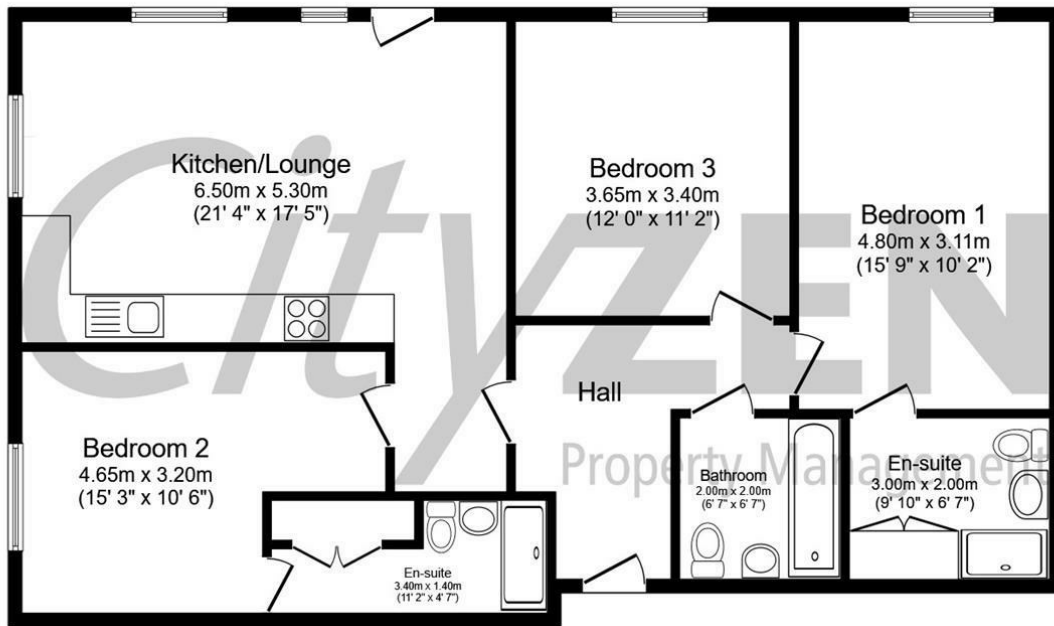
BATHROOM



BEDROOM

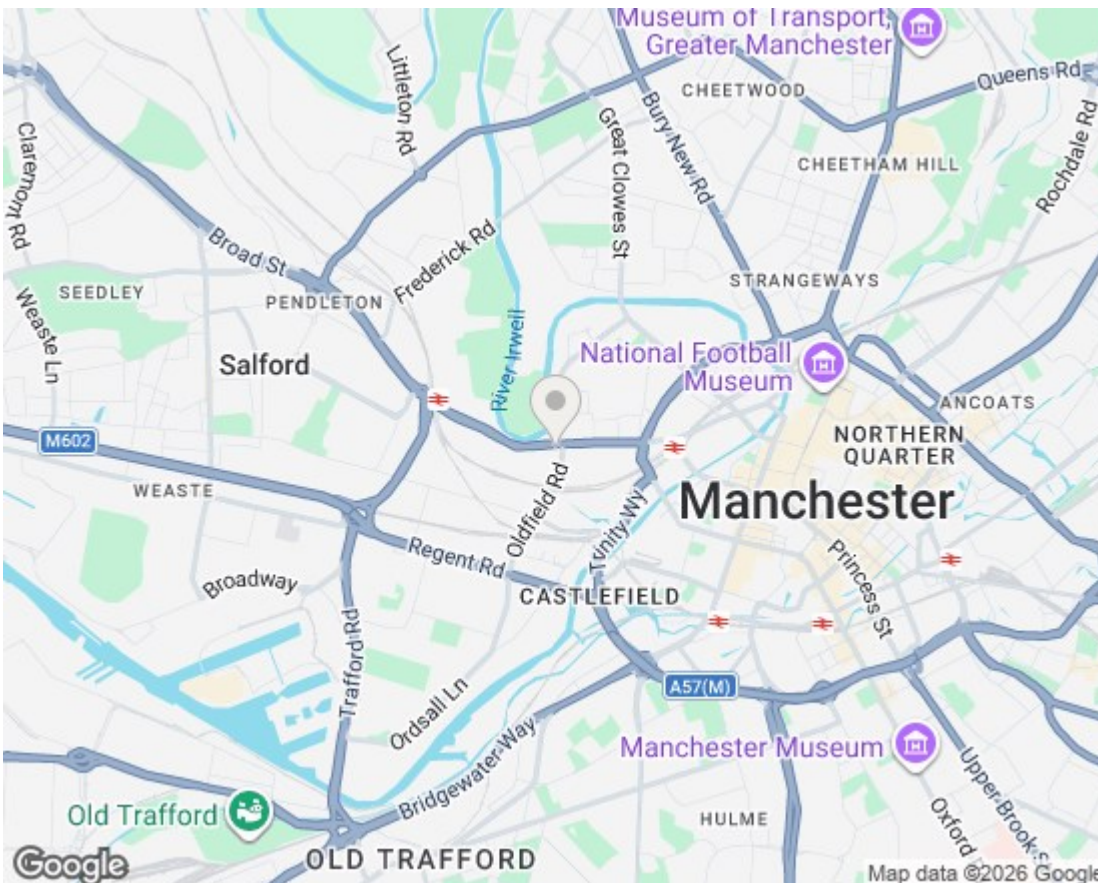


SHOWER ROOM



Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.