




 **2**
Bedrooms

 **1**
Bathroom



C & R City are pleased to bring to the market this well presented two bedroom second floor flat situated just off Eccles New Road in Little Bolton Terrace. Little Bolton Terrace is a superb low rise development offering an incredibly convenient location to both the City Centre and Salford Quays whilst also being just a short walks from Weaste Tram Station & Salford Royal Hospital. You have access to a spacious lounge with a seperate well-maintained kitchen . Two bedrooms & a spacious bathroom suite. The property also comes with one allocated parking space.

****Currently tenanted until the 30th November. Rental Return £900pcm**

Lease info: 150 year lease from December 2003.

Ground rent: £206 per annum.

Service charge: Approx £1,500 per annum.

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990 

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Lounge 4.25m x 4.38m (13' 11" x 14' 4")

A spacious lounge complete with two ceiling light points, two wall mounted radiators and a double glazed window to the front. Laminate flooring.

Kitchen 2.54m x 2.75m (8' 4" x 9')

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor. Space for freestanding fridge/freezer. With space and plumbing for a washing machine. Ceiling light point, part tiled walls.

Master Bedroom 2.54m x 3.90m (8' 4" x 12' 10")

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Laminate flooring.

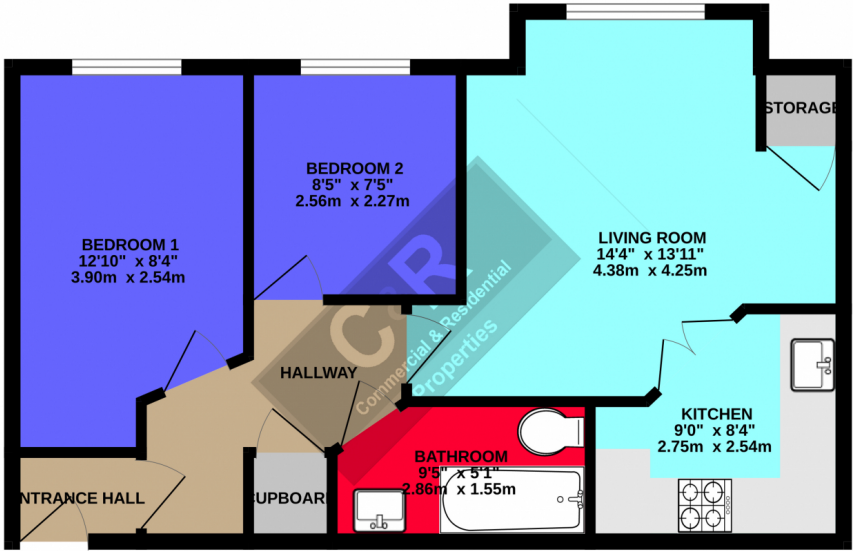
Bedroom Two 2.27m x 2.56m (7' 5" x 8' 5")

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Laminate flooring.

Bathroom 2.27m x 2.56m (7' 5" x 8' 5")

Three-piece bathroom complete with a paneled bath with shower over, low level W.C and pedestal hand wash basin. Ceiling light point, wall mounted radiator, part tiled walls, Vinyl flooring.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.
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.
Made with Metropix v2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 28 Little Bolton Terrace, M5

