

4 Hulme Street | Salford | M5 4ZF

Asking Price £260,000

The GOOD ESTATE AGENCY

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Local Crescent, Salford

Contemporary 14th Floor Apartment | Two Bedrooms | Two Bathrooms | Private Balcony | Exceptional Residents' Facilities

The Apartment

Positioned on the 14th floor of the impressive Local Crescent development, this contemporary two-bedroom apartment offers approximately 700 sq ft (65 sq m) of thoughtfully designed accommodation, complemented by a private balcony and an exceptional collection of residents' amenities.

Built in 2020, the apartment combines modern interiors, generous living space and an elevated position, creating an appealing home within easy reach of Manchester city centre.

The heart of the apartment is its spacious open-plan living, dining and kitchen area, providing a versatile setting for everyday living, entertaining or simply relaxing. The private balcony extends the living space outdoors, offering an opportunity to enjoy the surrounding city views.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from its own en suite shower room. A separate contemporary bathroom serves the second bedroom and guests, with quality Vitra sanitaryware contributing to the apartment's modern finish.

- IMPRESSIVE 14TH FLOOR APARTMENT WITH PRIVATE BALCONY
- TWO CONTEMPORARY BATHROOMS INCLUDING EN SUITE
- SPACIOUS OPEN-PLAN LIVING, DINING & KITCHEN AREA
- HEATED SWIMMING POOL, SAUNA, STEAM ROOM & SPA
- TWO GENEROUS DOUBLE BEDROOMS
- APPROXIMATELY 700 SQ FT (65 SQ M) OF ACCOMMODATION
- 24-HOUR CONCIERGE & RESIDENTS' LOUNGE
- RESIDENTS' GYMNASIUM & PRIVATE CINEMA ROOM

















The Development

Local Crescent is a striking residential development offering a lifestyle that extends well beyond the individual apartments.

Residents benefit from an impressive selection of leisure, wellness and communal facilities, creating an environment designed around comfort, convenience and contemporary urban living.

At the heart of the development is a heated indoor swimming pool and spa, complemented by a sauna, steam room, solarium and fully equipped gymnasium.

Additional facilities include a private cinema room, residents' lounge, rooftop garden and landscaped courtyard, providing spaces to socialise, unwind or enjoy some tranquillity away from the surrounding city.

A 24-hour concierge service, communal laundrette and secure cycle storage further enhance the convenience of living at Local Crescent.

Location & Lifestyle

Situated on Hulme Street in Salford, Local Crescent occupies a convenient position on the western edge of Manchester city centre, providing excellent access to the city's business, shopping, dining and entertainment districts.

The restaurants, bars and independent businesses of Spinningfields and the surrounding city centre are within walking distance, while nearby transport connections provide access across Greater Manchester and beyond.

The University of Salford is also conveniently located, alongside a variety of local amenities and green spaces.

Whether commuting into the city, enjoying Manchester's cultural attractions or making use of the development's extensive leisure facilities, Local Crescent offers an attractive balance of connectivity and lifestyle.

Investment Opportunity

With its two-bedroom, two-bathroom layout, contemporary specification and extensive residents' facilities, the apartment also presents an appealing proposition for investors seeking exposure to Manchester's established city-centre rental market.

The development's proximity to major employment centres, universities and transport connections may appeal to a broad range of prospective tenants.

Further information regarding rental potential and associated ownership costs is available upon request.

Arrange a Viewing

To appreciate the accommodation, elevated position and exceptional facilities available at Local Crescent, contact The GEA to arrange your viewing.

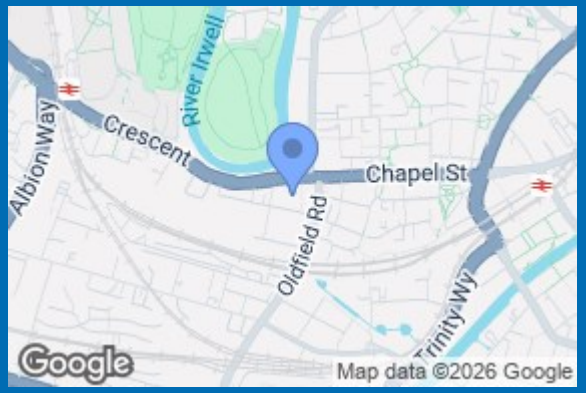
Have a Property to Sell or Let?

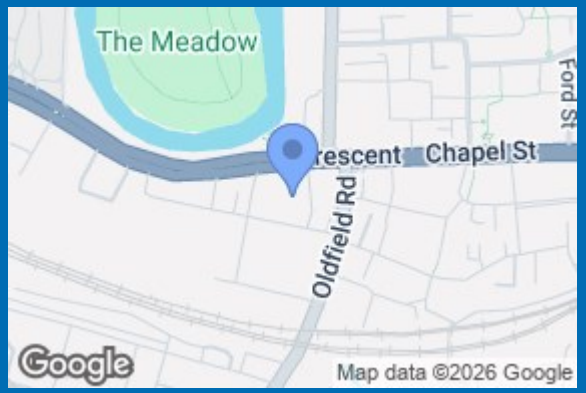
If you have a property to sell or let, The GEA would be delighted to assist. With over 15 years' experience in the property market, we provide professional sales, lettings and property management services across Manchester and throughout the UK.

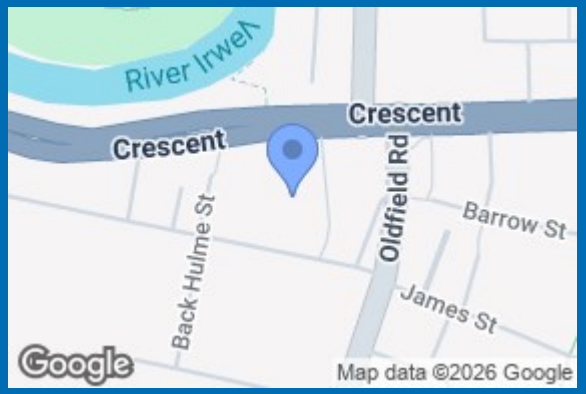
Contact our team for a complimentary, no-obligation market appraisal and discover how we can help you achieve the best possible result for your property.

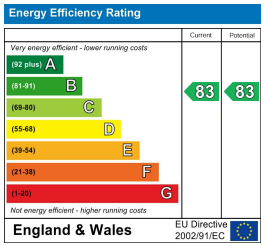
Disclaimer

The information provided is intended as a general guide and does not form part of any offer or contract. All descriptions, dimensions, areas and distances are approximate









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