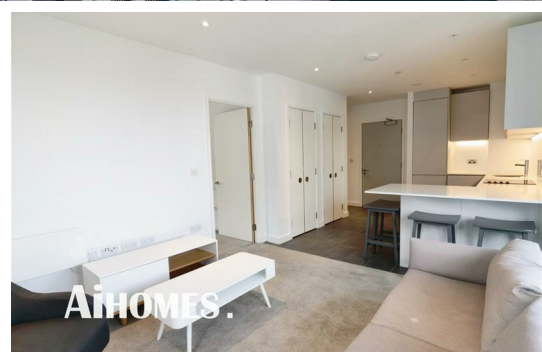
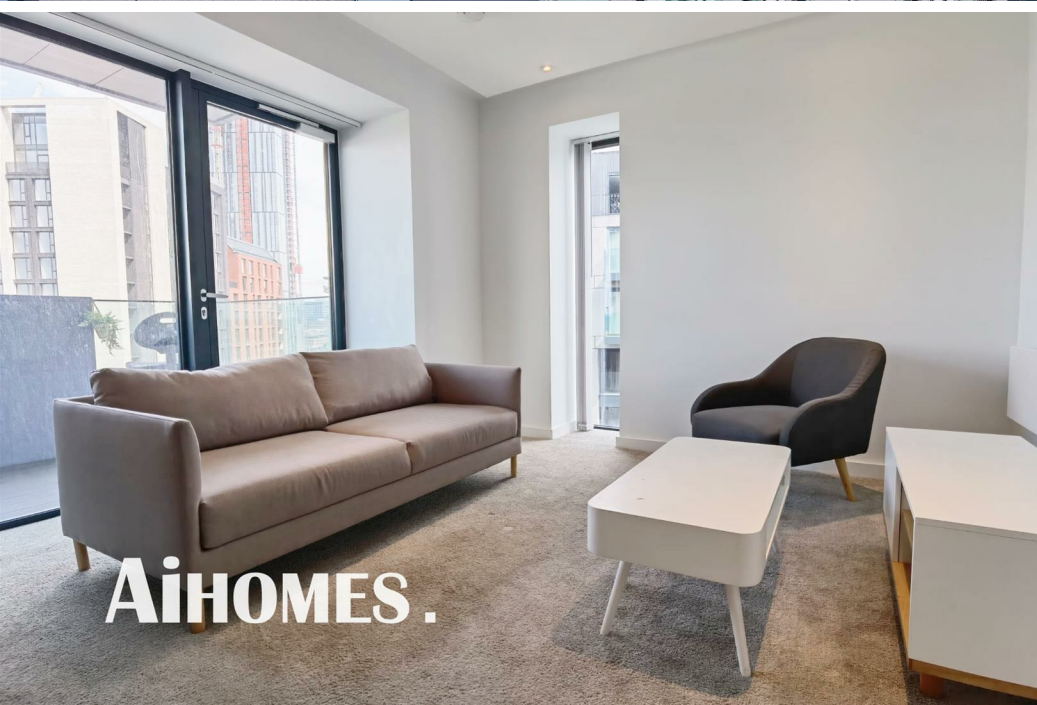




**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment
| Local Blackfriars |
Salford M3 | BF369015B



£260,000

We are delighted to present this exquisite 2-bedroom apartment located at 56 Bury Street, within the esteemed Local Blackfriars development. This remarkable property is part of a gated community that features 380 apartments, townhouses, and penthouses, all beautifully designed across two striking towers. The development is anchored by the Grade II-listed Black Friar, which serves as a stunning gateway entrance.

This apartment boasts a sophisticated yet practical design, making it ideal for a variety of discerning residents. The property is pet-friendly, allowing small pets to join you in your new home. Residents benefit from an array of exceptional amenities, including a 24/7 concierge service, a bistro, a bar, a gymnasium, a yoga and dance studio, a cinema room, and a fully equipped laundrette. The substantial communal garden provides a serene escape from the bustling city life.

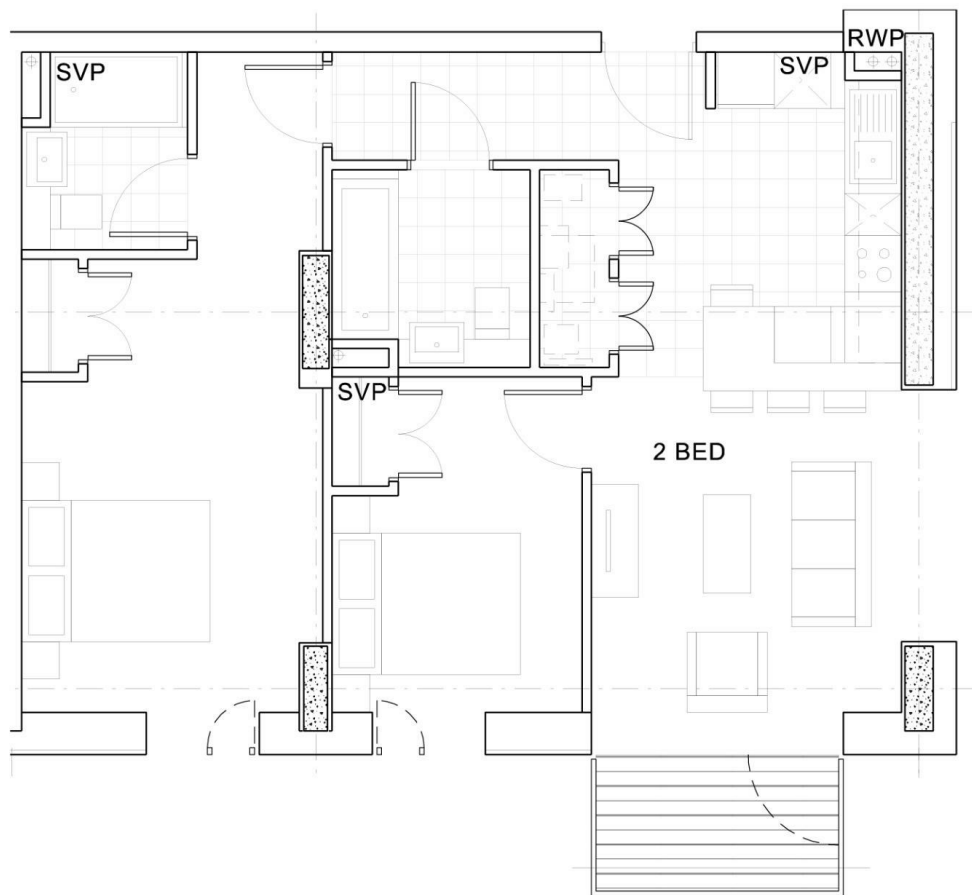
Situated in the vibrant heart of Manchester, this apartment is just a five-minute walk from the city's dynamic shopping district, which features renowned stores such as Selfridges and Harvey Nichols, as well as the trendy Northern Quarter. The lively nightlife of Deansgate and Spinningfields is also within easy reach, making this location truly desirable.

The property incurs an estimated annual service charge of £2,856 and an annual ground rent of £350. It holds an EPC rating of B and comes with a 250-year lease from 2019, with 245 years remaining.





Modern 2B2B Apartment | Local Blackfriars | Salford M3 |
REF369015R



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

EPC Rating:
Council Tax Band: D

CONTACT

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T: 0127 332 8069

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