



## The Campus Block B 30a Frederick Road

£90,000

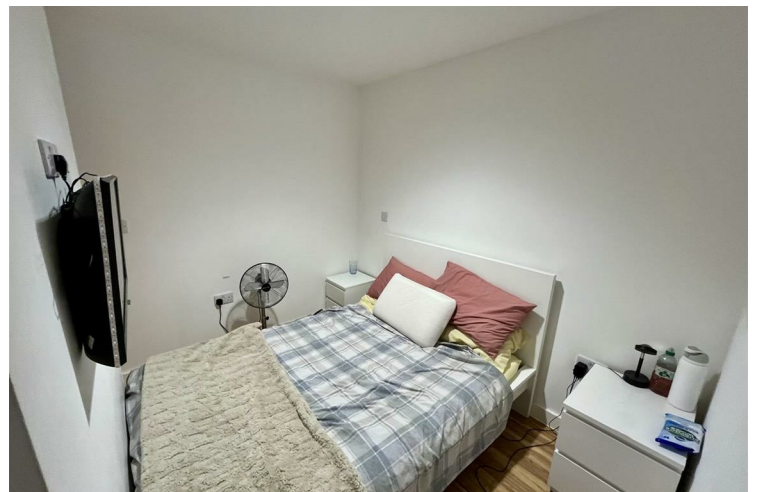
Leasehold

### INVESTMENT OPPORTUNITY - CLOSE TO SALFORD UNIVERSITY

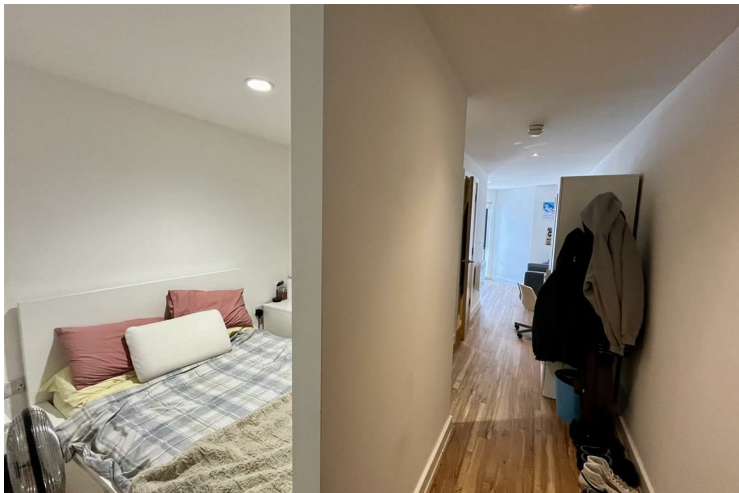
A well-positioned investment apartment located within the popular The Campus development on Frederick Road, Salford. This modern property offers investors an attractive opportunity to acquire a high-demand rental asset in one of Greater Manchester's strongest student and young professional rental markets.

Ideally situated close to the University of Salford campus, the property benefits from consistent tenant demand driven by students, academic staff, and young professionals seeking accommodation within easy reach of the city centre and local amenities.

The property's strategic location, close proximity to the university, and strong yield profile combine to create an attractive buy-to-let opportunity with the potential for reliable rental income and long-term



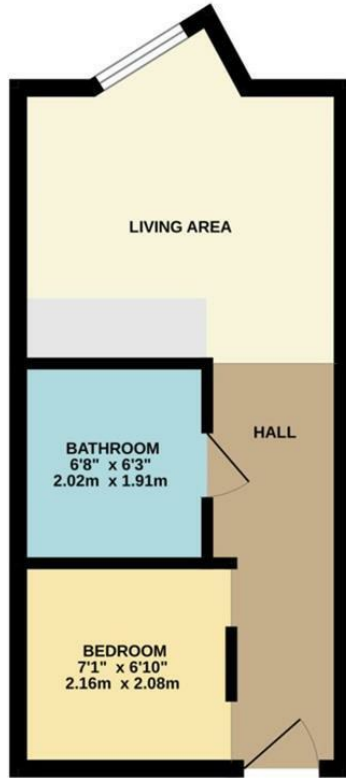
- SOLD AS A TENANTED INVESTMENT • HIGHLY SOUGHT AFTERT STUDENT ACCOMADATION & CLOSE TO SALFORD UNIVERSTY



• ON-SITE SECURITY • ON-SITE GYM • 12% GROSS YIELD



GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 250 sq.ft. (23.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 88                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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