

**1 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 1B1B Apartment | Local Blackfriars | Salford M3| A402230BF



£175,000

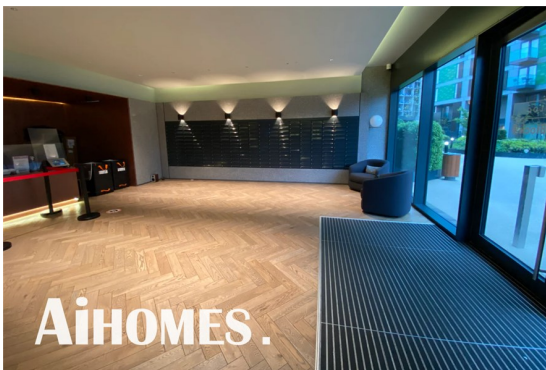
We are delighted to present this exquisite one-bedroom apartment located in the prestigious Local Blackfriars development, a remarkable gated community in the vibrant heart of Manchester. This architectural gem is part of a larger complex that includes 380 apartments, townhouses, and penthouses, all beautifully designed to offer a luxurious living experience. The development is anchored by the Grade II-listed former public house, the Black Friar, which serves as a striking gateway entrance.

Spanning 53 square feet, this apartment boasts an elegant and functional design, making it ideal for a variety of discerning residents. The property is currently leased until 17 May 2024, providing an excellent investment opportunity. The Local Blackfriars development is pet-friendly, welcoming small pets, and offers an impressive array of amenities. Residents can enjoy a substantial communal garden, a 24/7 concierge service, a bistro, a bar, a gymnasium, a yoga and dance studio, a cinema room, and a fully equipped laundrette.

Conveniently located just a five-minute walk from Manchester's bustling shopping district, which features renowned stores such as Selfridges and Harvey Nichols, as well as the trendy Northern Quarter, this apartment is perfectly positioned for those who appreciate both leisure and lifestyle. The vibrant nightlife of Deansgate and Spinningfields is also within easy reach.

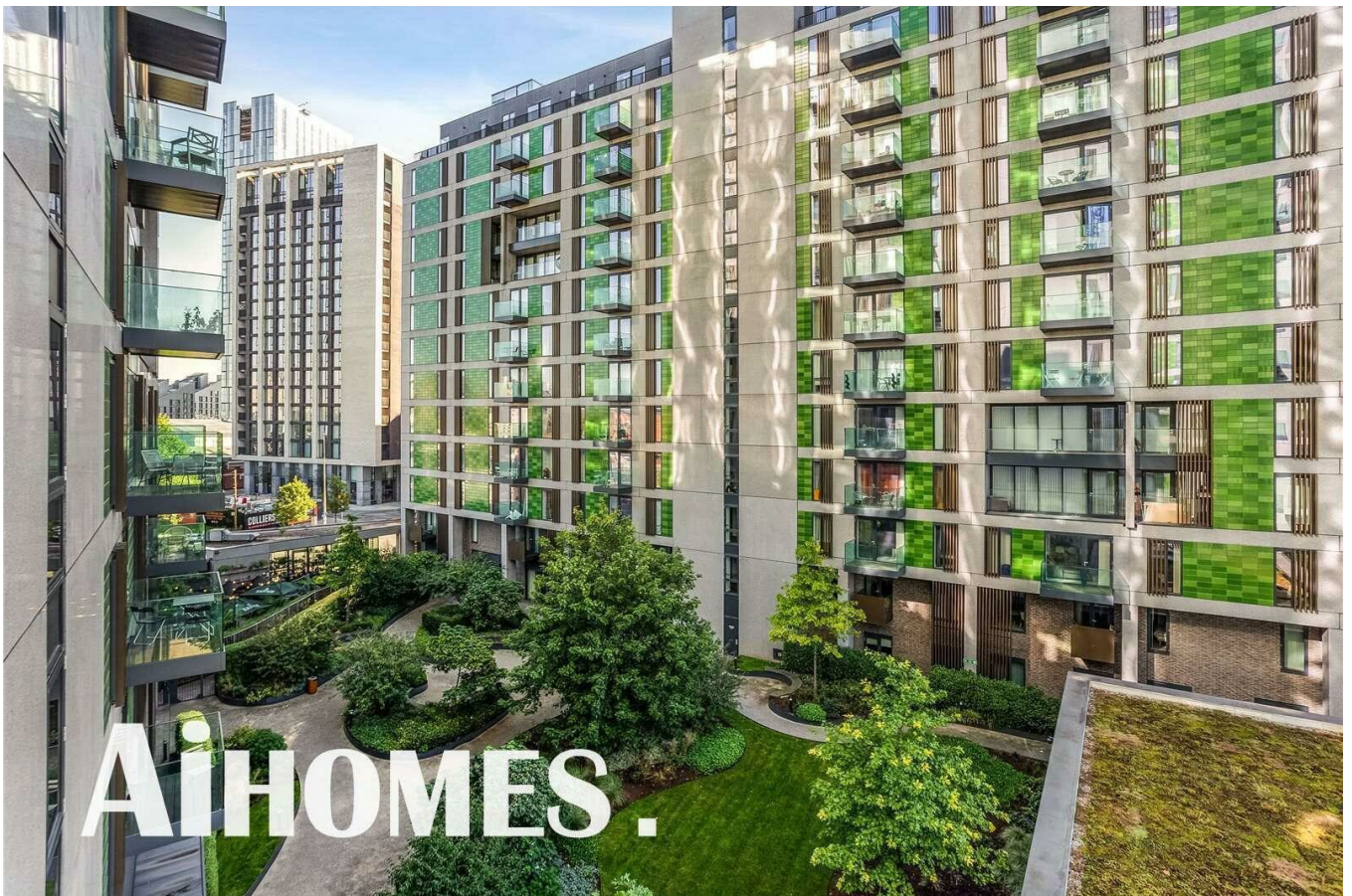
The property incurs an estimated annual service charge of £2,856

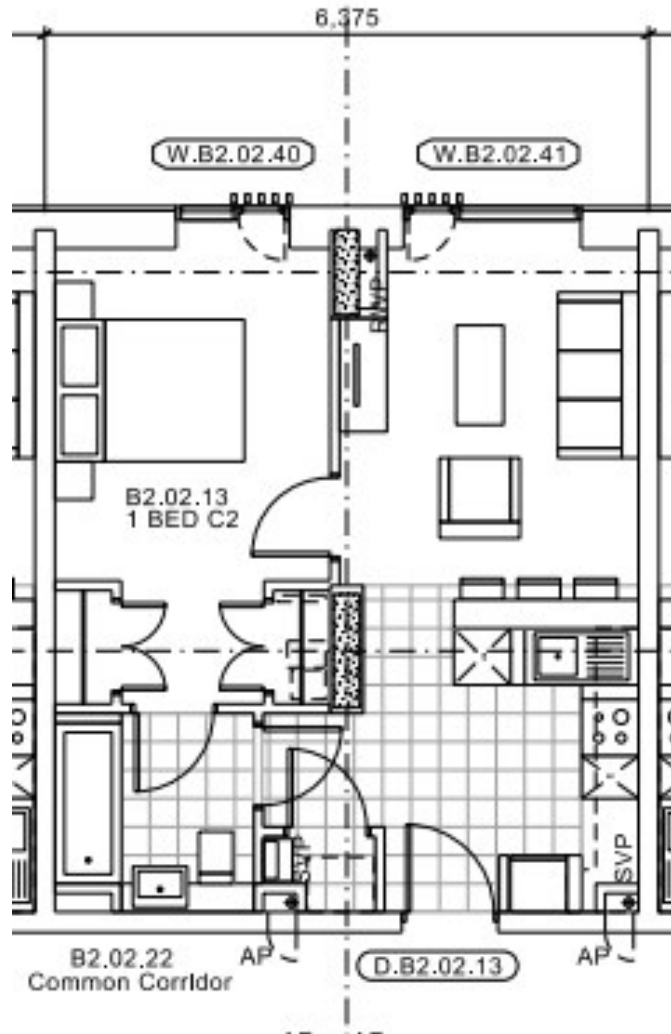






**Modern 1B1B Apartment | Local Blackfriars | Salford M3 |  
A102230RE**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**  
**Council Tax Band: B**

**CONTACT**

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