



NO PARKING
AT ANY TIME



Apt 3 Spectrum, Block 1, Blackfriars Road, Salford, M3 7BJ

This excellent one bedroom ground floor apartment in Spectrum boasts superb fixtures and fittings. Benefiting from a large private terrace and secure parking. The apartment comprises in brief: entrance hall, double bedroom with wardrobes, kitchen with integrated appliances open to the lounge with access to the terrace. High specification bathroom. Parking INCLUDED. Tax Band B. EPC rating C. Situated within a short stroll of Harvey Nichols and Selfridges, and close to Spinningfields, Cladding works due to start in 2027. Fully Funded. Check with your mortgage provider prior to viewing.

Price £125,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Deep storage cupboard housing hot water system, electric heater and access to all rooms

Living/Kitchen

17'3" x 12'10" max width

Double glazed patio doors leading to the decked terrace. TV and power points with two electric heaters. The kitchen comes with fridge/freezer, dishwasher, electric oven, hob and extractor. Stainless steel sink unit and tiled floor.

Bedroom

12'5" x 8'10"

Upvc double glazed door leading to the outside area. Full length wardrobes and electric heater.

Bathroom

8'0" x 5'7"

Three piece white suite with shower over the bath, fitted mirrored wall, chrome heater and tiled floor. Two fitted cupboards.

Externally

The outside decked area will have the wooden decking replaced once the cladding works are completed, this is expected by 2028. Allocated parking space.

Additional Information

Service Charge £2324.82p pa including water charges

Lease 250 Years from 2006

Ground Rent £275.47p pa

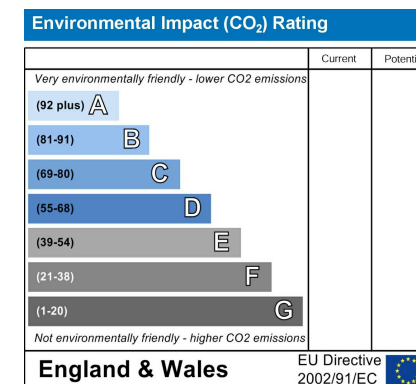
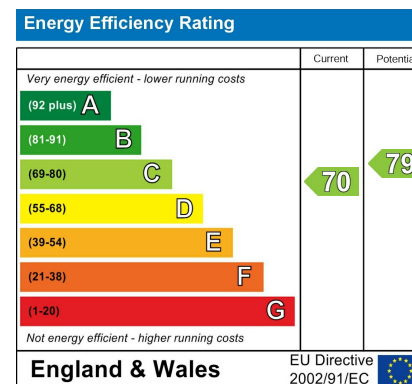
Building Managed by Complete Property Management

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

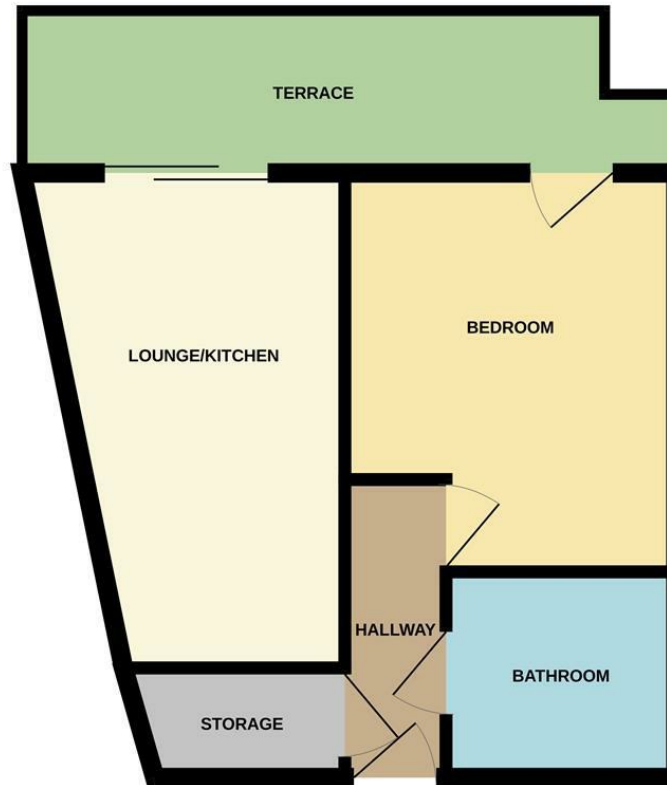
Disclaimer

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GROUND FLOOR



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