



RESIDE

MANCHESTER



Central Court Melville Street
Salford, Manchester, M3 6DH

Asking Price £210,000



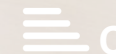
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Central Court Melville Street

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Situated within the sought-after Central Court development, this attractive three-bedroom apartment features a bright and spacious open-plan living area, three well-proportioned double bedrooms, and two modern bathrooms. Juliet balconies in the lounge and two of the bedrooms allow for an abundance of natural light, while the property also benefits from a secure allocated parking space.

Ideally located just a short stroll from Deansgate, the apartment is perfectly positioned to enjoy the wide range of bars, restaurants, and amenities available in the city centre. It is also conveniently within a five-minute walk of Salford University, Salford Crescent Train Station, and Salford Shopping Centre.

Offered chain free, this property is an excellent opportunity for both owner-occupiers and investors alike.

Early viewing is highly recommended. Please contact the sales team on 0161 837 2840 to arrange an appointment.

The Tour

Step into this well-presented three-bedroom apartment, situated on the second floor. Upon entering, you are greeted by a welcoming hallway that provides access to all areas of the property. Laminate flooring runs throughout, adding a modern and practical finish.

The apartment offers three spacious double bedrooms, ideal for family living, home working, or accommodating guests. The principal bedroom benefits from a private ensuite bathroom, while a contemporary family bathroom serves the remaining bedrooms.

At the centre of the home is the generous open-plan kitchen and living area, designed for both relaxing and entertaining. Filled with natural light from the Juliet balcony, this bright and airy space creates an inviting atmosphere throughout.





The Area

Peel Park: 5 minute walk

Salford Retail Park: 10 minute walk

Perfectly positioned to enjoy the best of city living, this development is within easy reach of the independent bars, cafés, and restaurants along Chapel Street, including GK Gallery & Tea Room, Vero Moderno, and Porta. Residents can also take a short stroll into Spinningfields to enjoy its excellent shopping, dining, and entertainment options, placing some of Manchester's most vibrant and rapidly developing areas right on the doorstep.

Co-op – 2 minute walk

Spinningfields – 5 minute walk

Peel Park – 5 minute walk

Salford Retail Park – 10 minute walk

Lease Information

Length of lease - 229 years remaining.

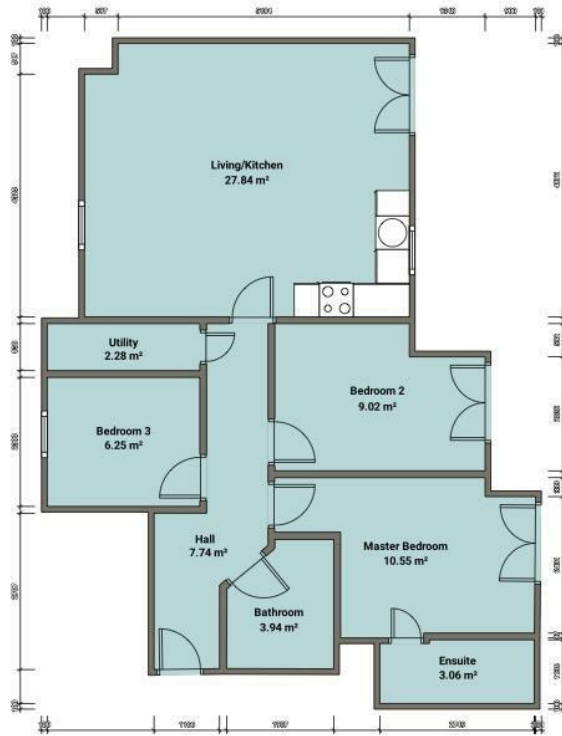
Service charge - £2881.90 per annum.

Ground rent - £200 per annum.

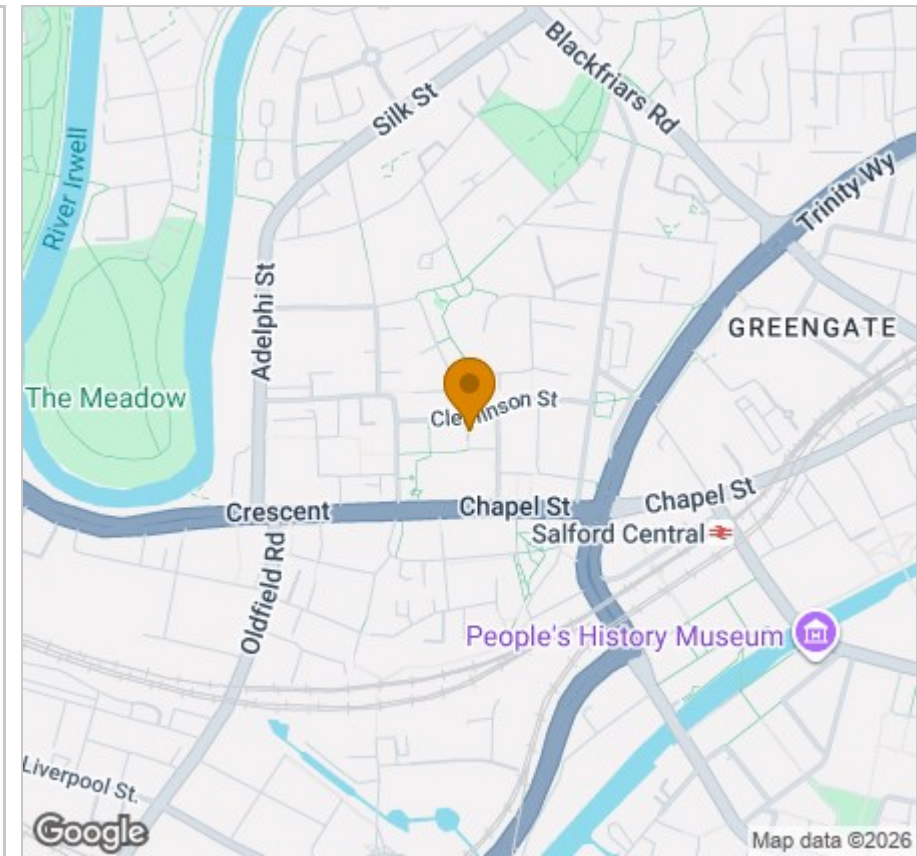
- Three Double Bedrooms
- Two Bathrooms
- Chain Free
- Secure Parking Included
- Open Plan Kitchen & Living Area
- EPC Rating C
- 5 Minute Walk to Deansgate
- Owner Occupiers & Investors Welcome
- No Cladding Installed - Mortgage Buyers Welcome
- Walking Distance to City Centre



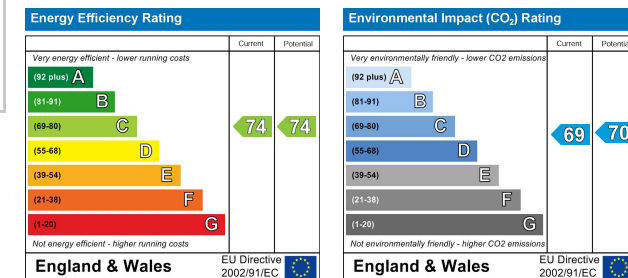
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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