



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Local Crescent | Salford M5 |B658095LC



£305,000

AiHOMES is delighted to present this exquisite 2-bedroom, 2-bathroom apartment located on the 18th floor of Local Crescent. Spanning an impressive 66 square feet, this residence offers a perfect blend of elegance and modern living, making it an ideal choice for both personal use and investment.

The apartment boasts a well-appointed kitchen, fully equipped with a dishwasher, fridge/freezer, and oven, ensuring that culinary enthusiasts will feel right at home. The spacious double bedrooms are adorned with floor-to-ceiling windows, allowing natural light to flood the space, creating a warm and inviting atmosphere.

For those considering this property as an investment, its prime location near Salford Central Train Station, Salford University, and the bustling Spinningfields area makes it highly desirable among students and professionals alike. With a current gross yield of 5% and a projected future yield of approximately 6.4%, this apartment presents a promising opportunity.

Residents will enjoy a wealth of amenities, including a swimming pool, spa and sauna, a well-equipped gym, a cinema, a roof terrace, and a co-working space. Additionally, a 24-hour concierge service is available to cater to your needs. The nearby River Irwell offers a picturesque setting for leisurely strolls and jogging.

Convenience is key, with Tesco Express and Sainsbury's just a 5-minute drive away, and Trinity Medical Centre within a short








**Modern 2B2B Apartment | Local Crescent | Salford M5
IB6580951 C**





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: C

CONTACT

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

AiHOMES.