



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to present this beautifully presented and tastefully upgraded two-bedroom, second-floor apartment, ideally positioned within the popular Kielder Square development on Eccles New Road. Step inside to a welcoming 'L'-shaped hallway with handy built-in storage, leading through to a bright and spacious open-plan living and dining area. Flooded with natural light and featuring a charming Juliette balcony, this is the perfect space for relaxing or entertaining. The recently refitted kitchen has been finished to a high standard, complete with a brand-new Worcester boiler and modern fittings.

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The property offers two generous double bedrooms, both well-proportioned and ideal for a range of buyers, alongside a sleek and contemporary three-piece family bathroom.

Residents benefit from one allocated parking space, access to an on-site gym, and beautifully maintained communal gardens adding to the overall appeal of this fantastic home.

Location Highlights: The apartment is perfectly located within easy reach of Manchester City Centre, Salford Quays, and MediaCityUK. Excellent transport links are right on your doorstep, with Langworthy tram stop just a short walk away, providing fast and convenient access across Greater Manchester.

Hallway

Bright and spacious hallway, ceiling light point, intercom, carpet flooring, providing access to all rooms.

Lounge *5.18m x 4.50m (17' x 14' 9")*

Spacious open plan lounge dining area, ceiling light point, carpet flooring, door leading to Juliette Balcony, double glazed windows looking over well maintained communal gardens.

Kitchen *3.81m x 2.16m (12' 6" x 7' 1")*

Fitted kitchen with a range of fitted base and wall units, integral electric oven, integrated electric hob, sink unit with mixer tap, space for freestanding fridge freezer, tiled flooring, new Worcester Boiler, Double Glazed Window.

Master Bedroom *2.73m x 4.22m (8' 11" x 13' 10")*

Double bedroom, ceiling light point, carpet flooring, double glazed window.

Bedroom Two *2.70m x 3.30m (8' 10" x 10' 10")*

Double bedroom, ceiling light point, carpet flooring, double glazed window.

Bathroom *1.66m x 2.24m (5' 5" x 7' 4")*

Three piece suite comprising bath with shower attachment over, wash hand basin, low level WC, towel radiator, tiled flooring, partially tiled walls.

General Information

Lease info, 86 years remaining on the lease, an extension of 900 years has been paid for and is in progress. Ground rent £0. Building management Stevenson Wyhte. Council Tax Band: A. EPC Rating C.

Agents Notes

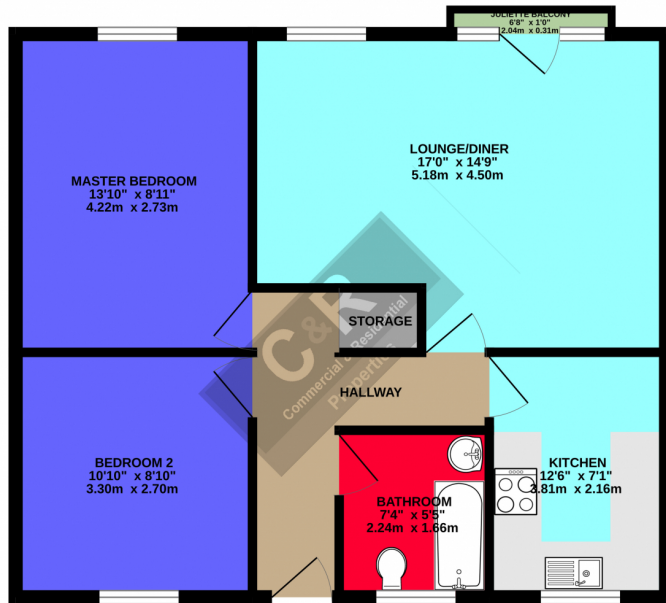
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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 fixtures, 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+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Kielder Square, M5

