



# Apt 602 Local Blackfriars, 54 Bury Street, Block A, Salford, M3 7FW

Jordan Fishwick are pleased to offer for sale this stunning 6th Floor one bedroom apartment in Salboy's Local Blackfriar development, on the corner of Blackfriars and Trinity Way. The apartment briefly consists of an open plan living room/kitchen, double bedroom with a fitted wardrobe, a well appointed bathroom with access from both the bedroom and living room. The building provides residents' amenities including a 24/7 gym, fitness studio, with integrated Wexer virtual fitness system/Yoga instructor, Laundrette, Working Space and a small Lounge. Concierge service on site. No Chain.

## Asking Price £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Development

As a resident, you will also enjoy access to an impressive range of amenities, including 24-hour concierge, a fully equipped gym, a yoga and dance studio, a private cinema room, and a stylish on-site bistro and bar. Beautifully landscaped communal gardens and secure cycle storage add to the ease and appeal of daily life here. A superb Gastro-pub is adjacent called The Black Friar.

### The Area

Salford is known for its rich cultural heritage and excellent transport links, making it an ideal location for those who wish to explore the wider Greater Manchester area. With a variety of local amenities, including shops, restaurants, and parks, you will find everything you need within easy reach.

### Kitchen / Lounge

23'2" x 10'4"

Open plan kitchen and lounge, wall and base units with complimentary

worktop and under cabinet lighting, integrated dishwasher washing machine, fridge/freezer, oven/hob, extractor fan. The Lounge includes fitted carpets, spot lighting, electric heater, tv access points, access to the balcony.

### Bedroom

9'5" x 16'3"

Fitted carpet, fitted wardrobe, spot lighting UPVC window, electrical power sockets, fitted blinds.

### Bathroom

8'3" x 6'7"

Part tiled bathroom, Low level w/c. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. fitted mirror with complimentary lighting.

### Externally

24/7 gym, fitness studio, with integrated Wexer virtual fitness system/Yoga instructor, Laundrette, Working Space and a small Lounge. Concierge service on site.

### Additional Information

Service Charge: £2352 pa

Lease: 250 year from 2019

Ground Rent: £350.00. 10 Year Review Period from 2029

Council Tax Band- C

EPC Rating- B

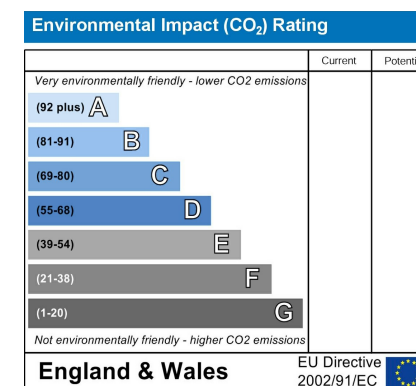
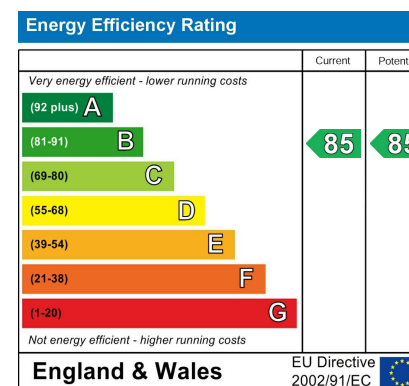
Managing Agent - Urban Bubble

### Agents Notes

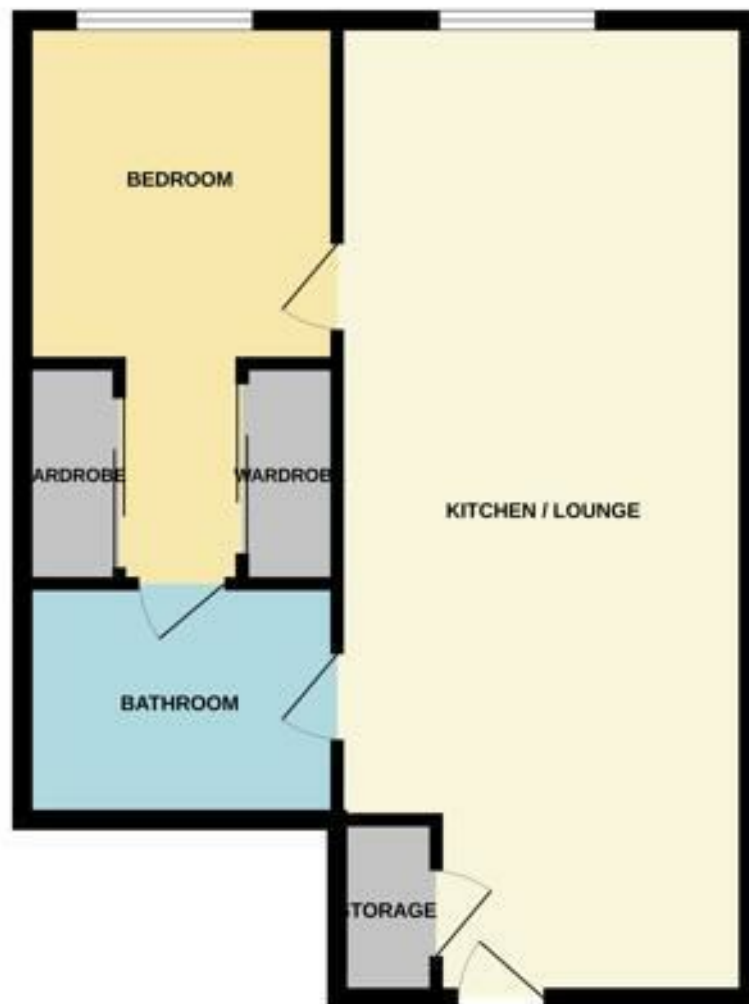
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### Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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