



Asking Price £180,000  
Vimto Gardens, Salford, M3 5JF



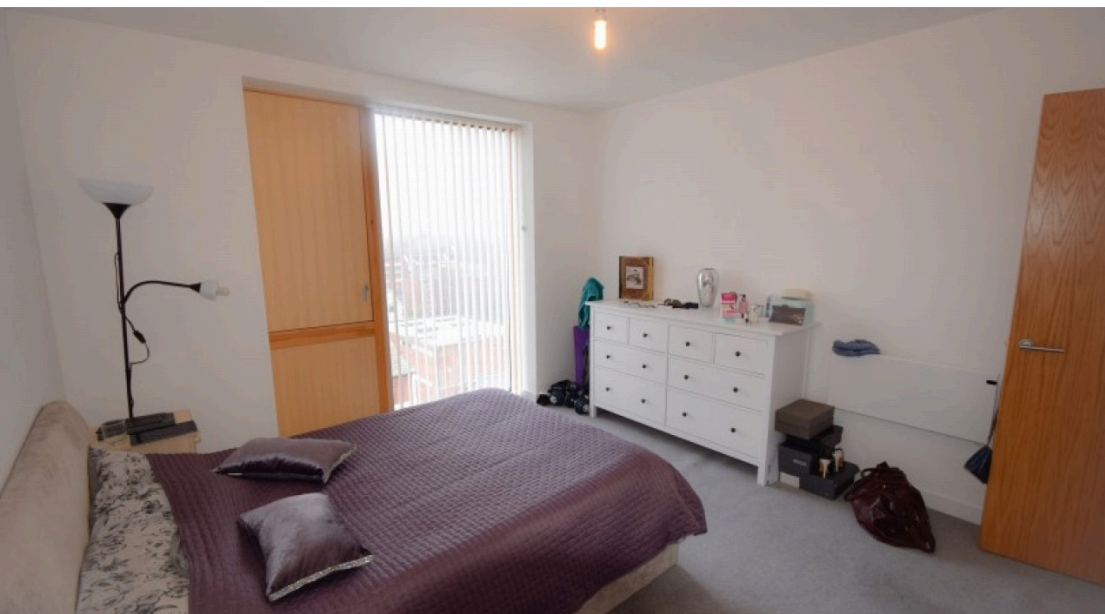
 1  
Bedroom

 1  
Bathroom

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Offered to the market with no onward chain, C&R City are delighted to present this superb one-bedroom apartment, situated on the fifth floor of the highly sought-after Vimto Gardens development. Ideally located just minutes from Deansgate and Spinningfields, this property is perfect for city professionals and commuters alike, benefiting from excellent transport links and easy access to Manchester's vibrant business, retail, and leisure districts.

Completed in 2015, Vimto Gardens comprises 83 high-specification apartments and 14 townhouses, complemented by retail and leisure space, creating a thriving urban community.

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The apartment itself offers a spacious and well-designed layout, featuring a bright open-plan living and kitchen area, a generously sized double bedroom, and a modern three-piece bathroom suite. Residents also enjoy access to beautifully maintained communal gardens, providing a peaceful retreat in the heart of the city.

This fantastic property represents an excellent opportunity for first-time buyers and buy to let investors.

### **Entrance Hall**

Ceiling light point, laminate flooring throughout, access to all rooms, storage cupboard.

### **Lounge/Kitchen/Diner** *5.20m x 4.00m (17' 1" x 13' 1")*

Lounge/ Diner - Laminate flooring throughout, floor to ceiling window and juliet balcony, down lights, plenty of wall sockets. Kitchen - A Mixture of wall and base units with contrasting worktops, integrated fridge freezer, electric hob and oven with extractor over, built in dishwasher.

### **Master Bedroom** *3.50m x 2.40m (11' 6" x 7' 10")*

Carpet flooring, floor to ceiling window, built in storage space, single light rose, ample sockets and wall mounted wall heater.

### **Bathroom** *2.10m x 2.10m (6' 11" x 6' 11")*

Three piece suite with full length bath and shower over including glass screen, square hand wash basin with mixer tap, WC with tiled floor and walls, wall mounted mirror, down lights and heated towel rail.

### **General Information**

Ground rent: £250 per annum. Service Charge: Approx 1968.24 per annum. Council Tax Band: A. EPC Rating: C. Building Management is Stevenson Whyte.

### **Agent Notes**

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### **Thinking Of Selling**

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

