



# Apt 74 Alto Block C, Sillavan Way, Salford, M3 6GD

Jordan Fishwick presents this lovely Two bedroom apartment located on the 5th floor in block C of the Alto development just off Chapel Street, Salford. This fantastic apartment comprises of an entrance hallway with utility/storage cupboard off, living area with French doors to Juliet balcony, kitchen with a range of base and wall units and integrated appliances, good-sized bedrooms and a contemporary bathroom, the master including an en-suite.

## Asking Price £215,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **The Building**

The flat is situated in a vibrant area of Salford, known for its excellent transport links and local amenities. Residents will enjoy easy access to shops, restaurants, and parks, making it a convenient location for everyday living.

### **Kitchen / Lounge**

12'10" x 20'2"

Open plan kitchen and lounge, range of wall and base units with complimentary kitchen worktop, integrated hob/oven, fridge freezer, extractor fan, spot lighting, laminate flooring throughout, French double doors with Juliet balcony, electric heater, T.V access point.

### **Bedroom One**

8'7" x 13'4"

Laminate flooring, spot lighting, built-in wardrobe, electric heater, floor to ceiling double glazed UPVC window, access to en-suite.

### **En-Suite**

7'6" x 5'2"

Fully tiled en-suite, enclosed shower cubicle with rain attachment and mixer, chrome heated towel rail, spot lighting, hand wash basin, low level W.C

### **Bedroom Two**

9'7" x 9'1"

Laminate flooring, spot lighting, built-in wardrobe, electric heater, floor to ceiling double glazed UPVC window.

## Bathroom

5'11" x 6'9"

Fully tiled bathroom, glass shower screen, shower attachment attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting.

## Externally

Allocated parking space included.

## Additional Information

Leasehold details- 250 years from 2014

Ground Rent- £449.49 - Ground Rent Review Period: Increases every 10 years in line with RPI - next review due 2034

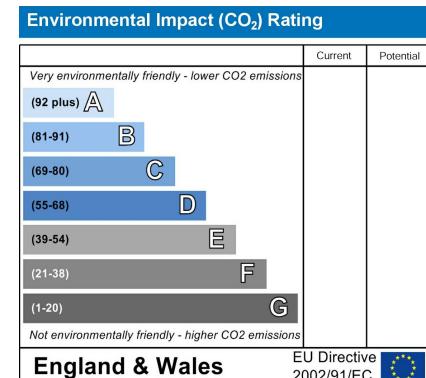
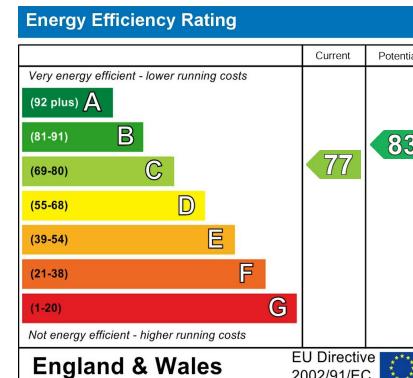
Service Charge- £1,880.46

Council Tax- B

EPC- C

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

