



## 2 bed apartment to buy in M5

Worrall Street, Salford, Salford, Greater Manchester, M5 4YA

**£105,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ First Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Open Plan Living/Dining Area
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This well proportioned two double bedroom apartment, located at the stunning Bridgewater Point, is ideal for investors and home owners alike.

Situated on the first floor, this wonderful apartment is well proportioned with a spacious entrance hall, giving access to an open plan living/dining area which opens on to a fully fitted and integrated kitchen, two double bedrooms and family bathroom.

Other benefits include beautiful communal gardens and a fantastic roof terrace with stunning views of Manchester.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,685.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

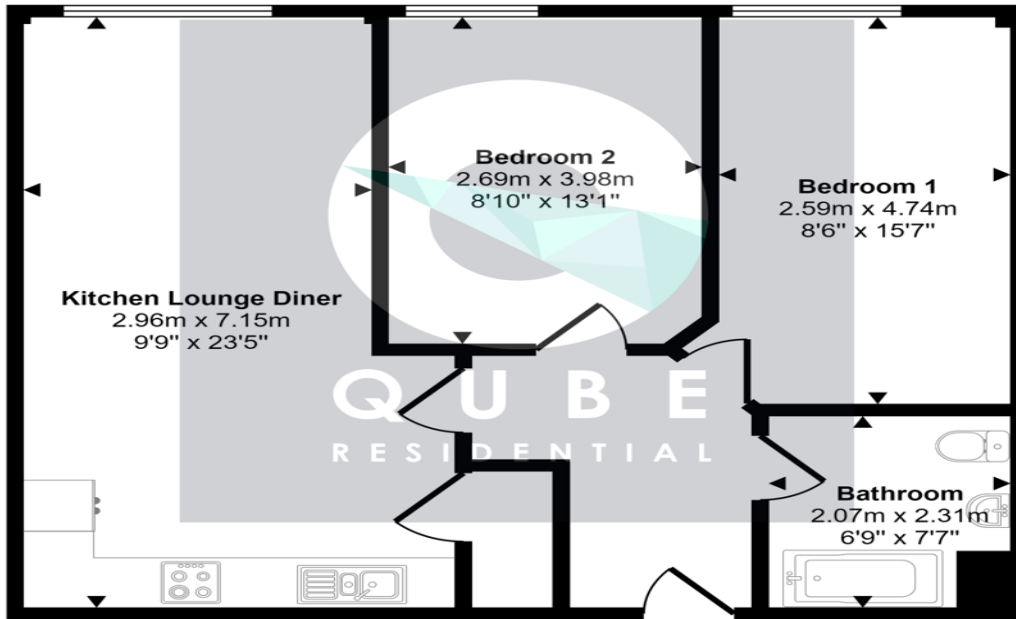
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Approx Gross Internal Area  
61 sq m / 657 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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