



### 3 bed apartment to buy in M5

Worrall Street, Salford, Greater Manchester, M5 4YB

**£200,000** Starting Bid

 x3  x2  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fifth Floor Position
- ✓ Three Double Bedrooms
- ✓ Bathroom + En Suite Shower
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A spacious three bedroom apartment situated on the fifth floor of a modern purpose built development on the outskirts of Manchester city centre.

The property is currently tenanted and would be an attractive investment for both landlords and first time buyers.

Bridgewater Point is a short distance from Regent Road Retail Park, motorway network and Media City.

It also offers easy access to Sainsbury's supermarket and there is a CO OP convenience store within the building.

The bright and well proportioned accommodation briefly comprises; entrance hall, open plan living room, modern fitted kitchen with integrated appliances, three double bedrooms, en suite shower room and stylish bathroom suite.

No onward chain. EPC rating (C)

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £345.00

Annual Service Charge Amount: £2,913.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Year built: 2015

Construction materials: Insulated concrete framework

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: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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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