1 bed apartment to buy in M3

Adelphi Street, Salford, Greater Manchester, M3 6JN

£85,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- 1 Bedroom Apartment
- Open Plan Living/Dining
- Fully Fitted & Integrated Kitchen
- EPC Rating B

Key Information

- Council Tax: Band A
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Description

Tenant in Situ

This well proportioned one bedroom apartment at the Award Winning Adelphi Wharf Development is ideal for either investment or cash buyers.

Situated on the seventh floor, this wonderful apartment comprises newly carpeted entrance hall, spacious open plan living/dining, fully fitted and integrated modern kitchen, modern shower room and outside balcony.

Adelphi Wharf is a luxury development set in the highly sought-after area of Salford. The building offers stunning views of the River Irwell. In addition, the development is perfectly situated offering fantastic transport routes throughout Greater Manchester. Being only 0.6 miles to Salford Central Station makes for an easy commute, as well as being local to both Salford and Manchester City Centres.

Service Charge: £2,105.28 per annum

Ground Rent: £350 per annum

Lease: 250 years from 13 August 2015

Council Tax Band: A

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,105.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: None

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Entrance Hall

Entrance Hall

3.68m x 1.18m

'L' Shaped hallway, carpeted, wall mounted intercom, built in storage cupboard (housing ware tank and washer/dryer)

Open Plan Living/Dining

Open Plan Living/Dining

3.92m x 3.27m

Carpeted, ceiling to floor double glazed window, wall mounted electric radiator, opens onto kitchen.

Kitchen

Kitchen

3.27m x 3.17m

Laminated flooring, range of wall and base units, flat edged work surfaces, sink and drainer with mixer taps, integrated electric hob and oven with stainless steel splashback and extractor, integrated fridge freezer, integrated dishwasher, spotlights to ceiling.

Bedroom

Bedroom

3.63m x 3.56m

Carpeted, ceiling to floor double glazed window, wall mounted radiator.

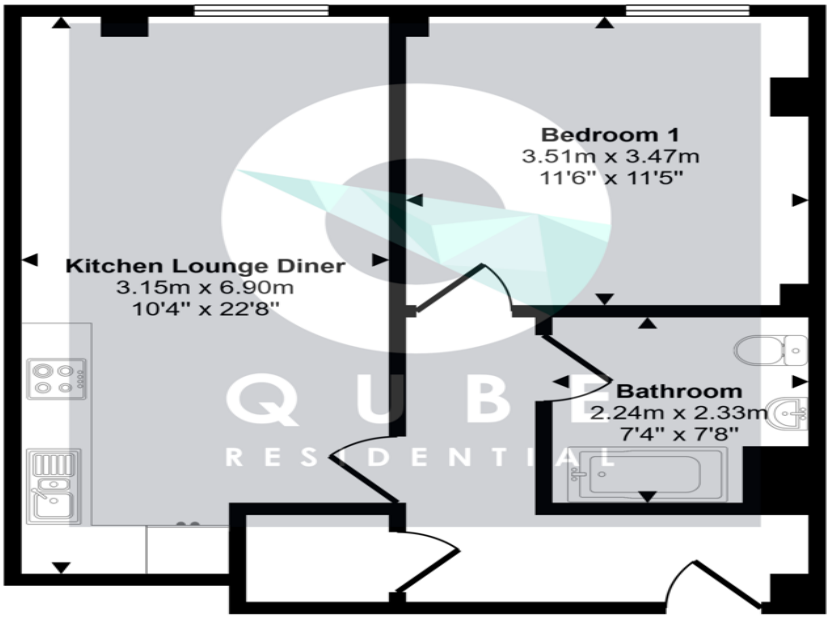
Bathroom

Bathroom

2.42m x 2.35m

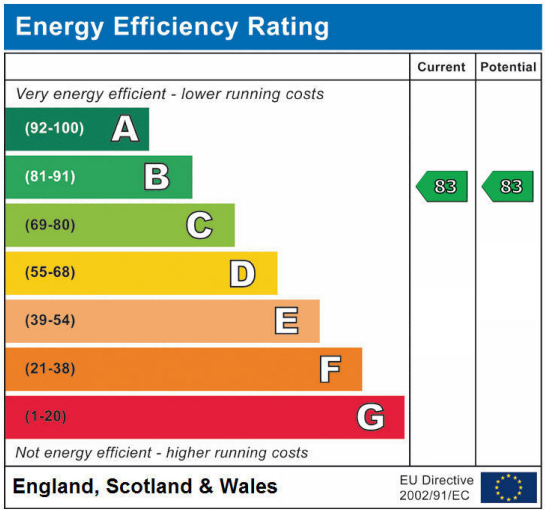
Tiled flooring, low level w/c, handwash basin, panelled bath with power 'over' shower and splash guard, chrome vertical towel warmer, tiled to compliment.

Approx Gross Internal Area
48 sq m / 520 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.



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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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