



## 2 bed apartment to buy in M5

Middlewood Street, Salford, Greater Manchester, M5 4LH

**£90,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000
- ✓ Great location
- ✓ Two bedroom ground floor
- ✓ Updated Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Two bedroom ground floor apartment in a great location on Middlewood Street.

The property briefly comprises of entrance hallway, two good sized bedrooms, living room, kitchen with integrated appliances and a 3 piece bathroom within a private gated development on the edge of Manchester City centre. The property is currently vacant allowing for owner occupier status but also presents a good investment opportunity having been successfully let for a number of years

The development is located where Salford meets Manchester allowing convenient access into the City with a lift inside the building and secure communal parking behind private gates making it ideal for inner city living.

Boasting a generous living space throughout - with an open plan living kitchen diner space making it ideal for relaxing, entertaining and cooking. The apartment was recently decorated throughout and benefits from a recent 200 litre direct unvented cylinder complete with a new immersion and controls as well as new wall heaters.

Landscaped grounds and an attractive outdoor access compliment the building perfectly.

Within walking distance of the City . It has excellent transport links throughout the north west and a number of local amenities.

Features to note:

- Freshly painted and decorated
- New carpets throughout
- Updated kitchen, including new cook top & washing machine

- New 200 litre direct unvented water cylinder complete with new immersion and controls

- New wall heaters throughout

Lease length – 150 years from 2004

Ground rent – £413 per annum

Service charge - £3565.56 per annum

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 128

Annual Ground Rent Amount: £413.00

Annual Service Charge Amount: £3,566.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Communal

Year built: 2004

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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

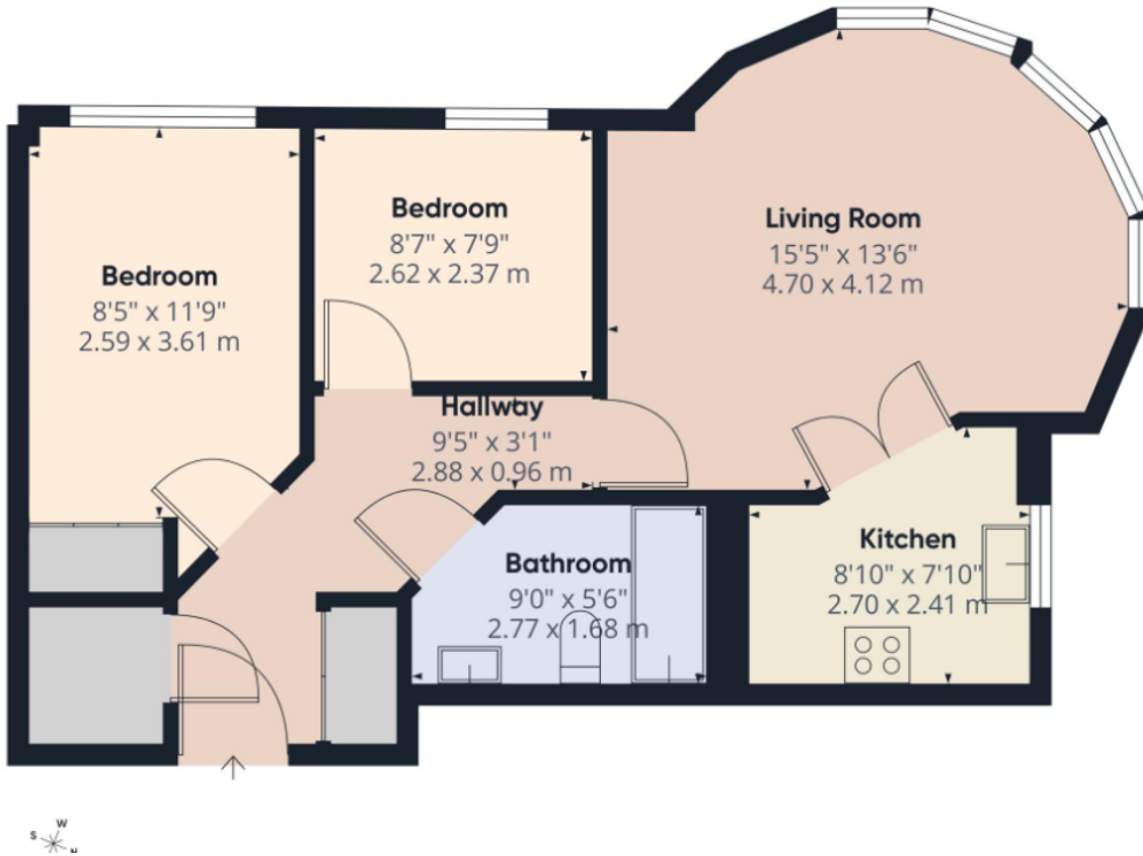
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



Approximate total area\*\*  
569 ft<sup>2</sup>  
52.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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>	79	81
(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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