



City Heights, Victoria Bridge Street, Salford, M3

**£160,000
UNDER OFFER**

16TH FLOOR TWO BEDROOM APARTMENT | Leasehold

Lancashire Properties are delighted to present this 16th Floor TWO BEDROOM apartment for sale at CITY HEIGHTS within the Salford district of Manchester, close to the Royal Exchange Theatre. Excellent location as it provides many benefits including being within walking distance to Exchange Square & Local Amenities which includes a Metrolink Station. Less than 0.6 miles from Albert Square and a short walk from Manchester Arena. Manchester Arndale close by includes many shopping outlets, restaurants and take-aways such as Wagamama, Greggs, KFC, McDonald's, etc. Popular points of interest near the apartment include John Rylands Library, Cheetham's Library and Opera House Manchester.

Situated on the 16th floor with beautiful views around the city centre. The apartment briefly comprises of a large reception with an open plan kitchen area, a Master Bedroom with Ensuite Bathroom which includes a shower cubicle, a toilet and sink, a good size second bedroom and a family bathroom. A modern apartment overlooking the city centre. Kitchen includes wall & base units with worktop incorporating a bowl sink with mixer tap. Family bathroom fittings comprise of a WC, wash basin and a bathtub fitted with a shower head. An all electric premise. No allocated parking.

Excellent investment opportunity and highly attractive for prospective tenants looking to rent their own private space close to all amenities and transportation links within the City Centre.

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

This property is subject to a CASH ONLY transaction.

Leasehold:

Term - 130 Years from August 1999

Service charge - £250 PCM, increasing 10% annually

Ground Rent - £120 per annum

Current rent, £1100 PCM, on a rolling AST.

Don't miss this opportunity! Call now to arrange a viewing!

Dimensions:

Main Entrance Hallway

Laminate Flooring. Ceiling light point. Access to Bedroom 1, Bedroom 2, Reception/Kitchen, Storage and Bathroom.

Lounge with Open Plan Kitchen (20' 11" X 16' 1")

Window to the rear aspect. Ceiling light points. Electric radiator. Electric points. Laminate floor. Open plan Reception/Kitchen. Fitted is a range of wall & base units with worktop over incorporating a bowl sink with drainer unit and mixer tap. Integrated electric hob unit with oven.

Master Bedroom (12' 9" X 11' 9")

Window to the rear aspect. Laminate floor. Electric radiator. Ceiling light point. Electric points. Access to ensuit.

Ensuite (7' 1" X 5' 7")

WC. Wash Basin. Shower Cubicle. Ceiling Light Point.

Bedroom 2 (10' 2" X 8' 11")

Window to the rear aspect. Laminate floor. Electric radiator. Ceiling light point. Electric points.

Bathroom (7' 2" X 5' 11")

WC. Wash Basin. Bathtub with electric shower head. Shower Curtain Railing. Ceiling Light Point.

Storage (2' 11" X 2' 7")

Houses the electric hot water heater.

*Please note: All dimensions are maximum unless otherwise stated. Dimensions should not be used for furniture, flooring, or ordering any other personal fittings, and therefore should not be relied upon for accuracy.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

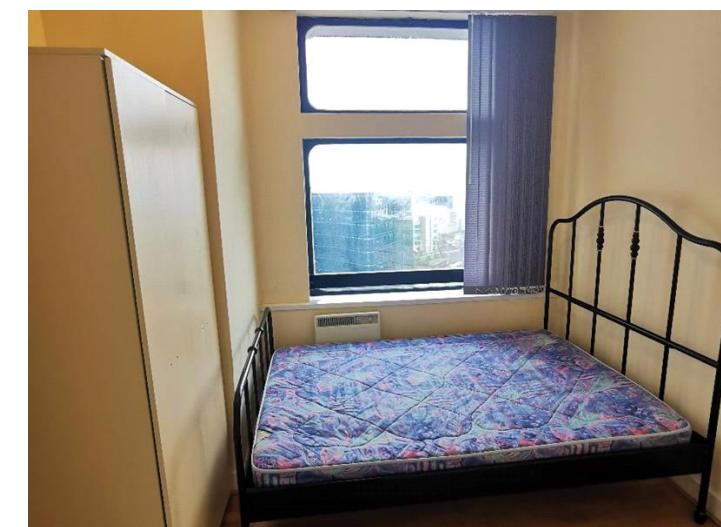
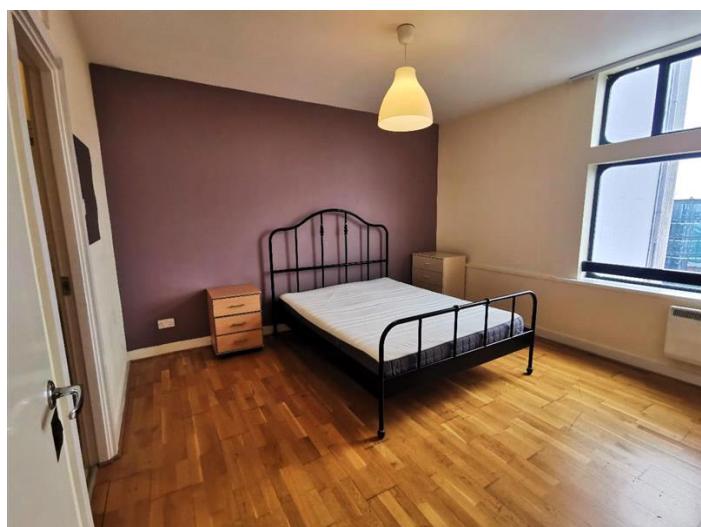
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

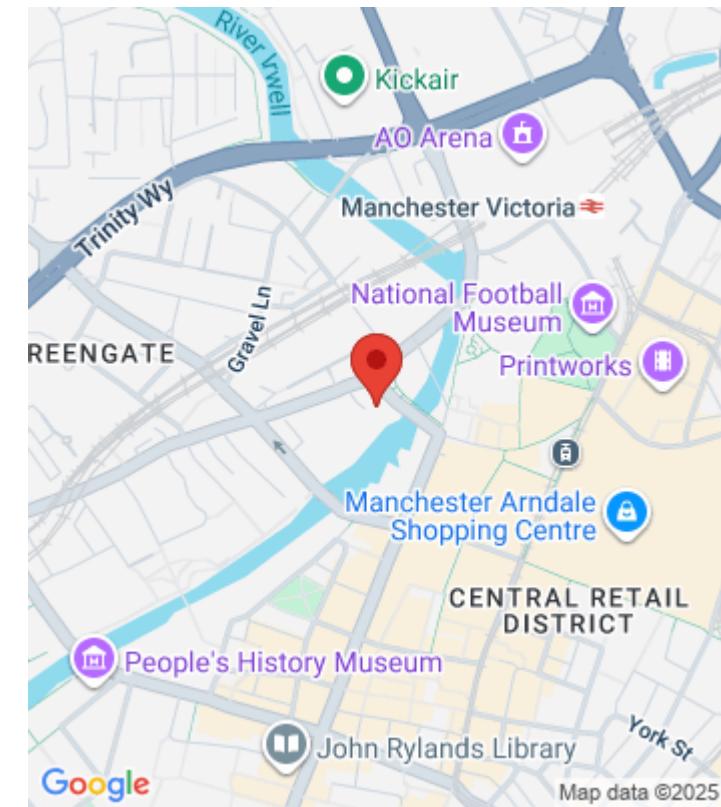
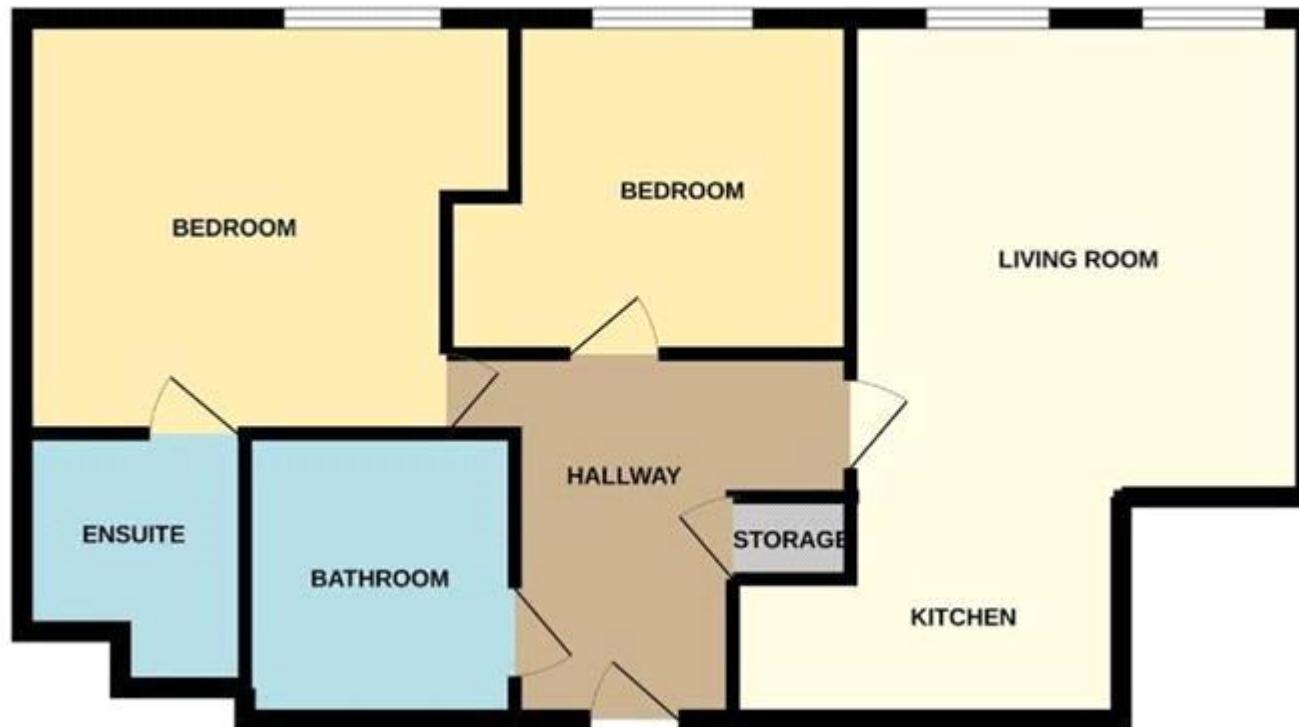
Council Tax Band: E (Salford Council)

Tenure: Leasehold (130 years)

Ground Rent: £120 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.