



## 2 bed apartment to buy in M3

7 Adelphi Street, Salford, Greater Manchester, M3 6GH

**£110,000** Starting Bid

🛏 x2 🍽 x1 🚿 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ 2 Bedroom Corner Apartment
- ✓ Open Plan Lounge/Dining
- ✓ Fully Fitted & Integrated Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Pattinson Auction are delighted to welcome to the market this wonderful two bedroom, two bathroom second floor apartment. Located at the award winning Adelphi Development in Salford.

The development will offer owners and tenants a peaceful waterfront retreat from hectic urban life, but at the same time be close enough to the cities of Salford and Manchester that the exciting lifestyle on offer there is within easy reach.

The local area has a great range of amenities and a full range of public transport options are close by.

Tenanted Until 12/09/2024 at £1,200 PCM

Service Charge £2,117 PA (at time of advertising)

Ground Rent £310 PA

Lease Length 250 Years

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 243 years remaining

Annual Ground Rent Amount: £310.00

Annual Service Charge Amount: £2,117.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Off Street

Heating: Electric

## Entrance Hall

3.30m x 1.30m (10'9" x 4'3")

Carpeted, intercom system, built in storage cupboard housing water tank and washer/dryer.

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## Open Plan Lounge/Dining

4.86m x 4.13m (15'11" x 13'6")

4 x ceiling to floor upvc double glazed windows, upvc double glazed French doors leading to outside balcony, wall mounted electric radiator, opens onto kitchen.

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## Kitchen

3.21m x 2.06m (10'6" x 6'9")

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

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## Master Bedroom

4.17m x 2.84m (13'8" x 9'3")

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

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## En-Suite Shower Room

1.69m x 1.58m (5'6" x 5'2")

Tiled flooring, low level w/c, pedestal wash basin, shower cubicle with power shower, chrome vertical towel warmer, tiled to compliment.

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## Bedroom 2

3.62m x 2.59m (11'10" x 8'5")

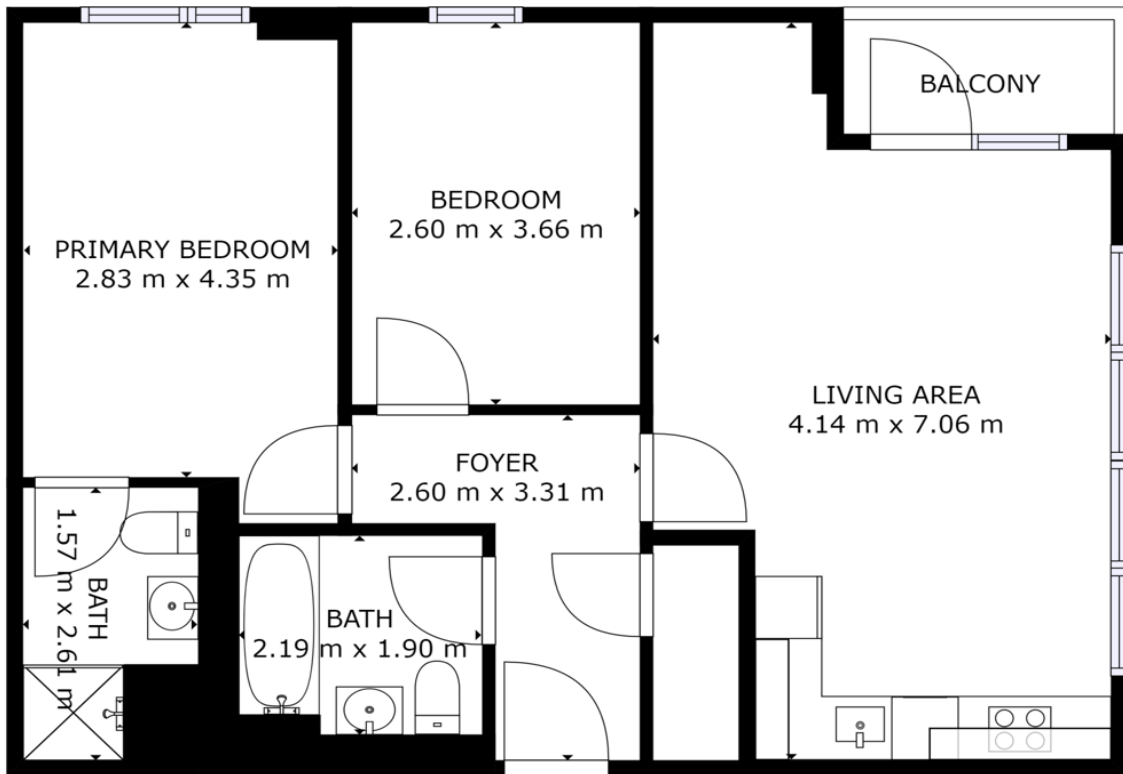
Carpeted, ceiling to floor upvc double glazed window, wall mounted electric radiator.

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## Bathroom

2.19m x 1.89m (7'2" x 6'2")

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



GROSS INTERNAL AREA  
FLOOR 1: 66 m<sup>2</sup>  
TOTAL: 66 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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>		75	75
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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