



## 1 bed apartment to buy in M21

Salisbury Road, Manchester, Manchester,  
Greater Manchester, M21 0SL

**£145,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Bright & Spacious One Bedroom
- ✓ Period Conversion
- ✓ Top Floor Position
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A bright and spacious one bedroom apartment occupying a top floor position in a period conversion on the outskirts of Chorlton Village.

The property offers exposed wood flooring, security system, Velux windows and views over the communal garden to the rear of the building.

The well maintained property would be ideal for first time buyers and is a short walk from a wide selection of bars, restaurants, shops and transport links.

The impressive accommodation briefly comprises: communal entrance hall, private hallway, open plan living room, modern fitted kitchen with dining area. spacious double bedroom with fitted wardrobes and a three piece shower suite.

Due to the conditions of the lease, the property can't be renting out.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £240.00

Annual Service Charge Amount: £2,827.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: Off Street

Year built: 1900

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

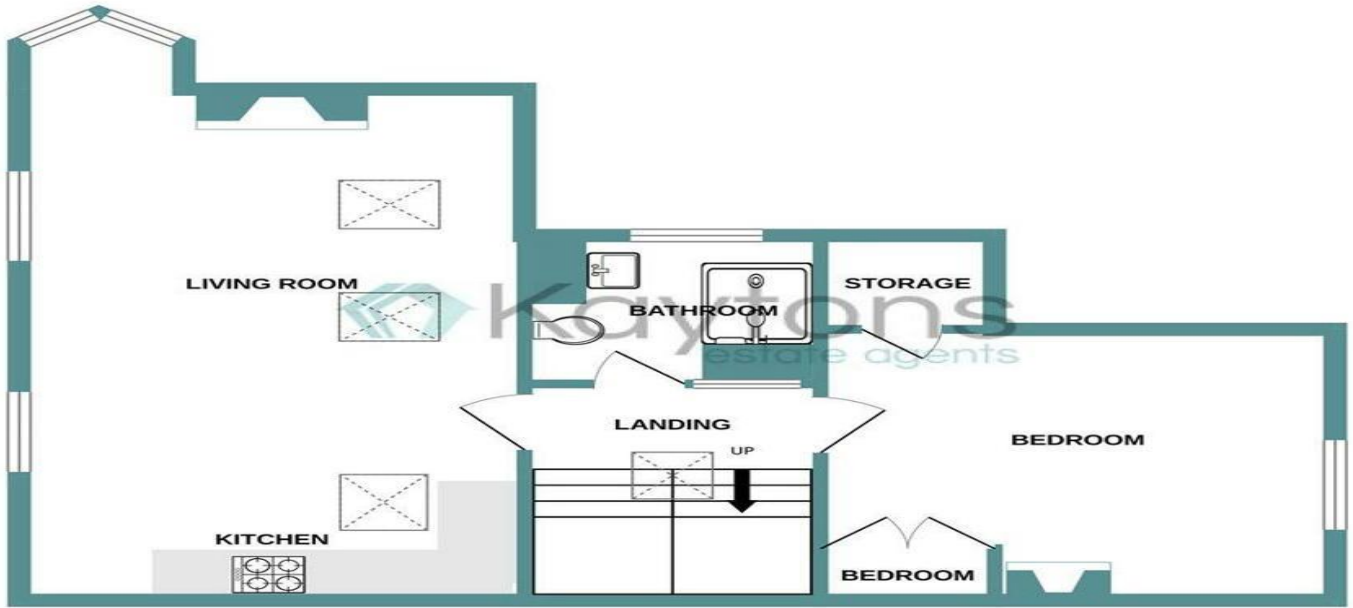
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroplan ©2024

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>	77	78
(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	

Salisbury Road, Manchester, Manchester, Greater Manchester, M21 0SL

Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

