



### 3 bed apartment to buy in M5

Trafford Road, Salford, Greater Manchester, M5 3NW

**£185,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ THREE DOUBLE BEDROOMS
- ✓ 12TH FLOOR CORNER ASPECT APARTMENT
- ✓ BATHROOM + EN SUITE SHOWER ROOM
- ✓ EPC Rating C

## Key Information

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

## Description

Located on the twelfth floor of a modern purpose built development on the outskirts of Salford Quays, this impressive three bedroom apartment boasts a corner aspect position with stunning views towards The Quays and MediaCityUK.

As the name suggests, The Gateway occupies a convenient position leading into Salford Quays and Manchester city centre with a number of useful transport links on the doorstep as well as several shops and restaurants. The apartment offers a bright open plan living room with floor to ceiling windows, three double bedrooms, en suite shower room, main shower room off the hallway and private balcony overlooking Ordsall Park. Residents also have access to an on site gym.

Tenanted until June 2026. EPC rating C.

Lease: 999 years from 2020

Annual Ground Rent: £470

Annual Service Charge: £3864

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 992

Annual Ground Rent Amount: £470.00

Annual Service Charge Amount: £3,864.00

Price: Starting Bid £185,000

Property Type: Apartment

Parking: None

Year built: 2016

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

Required access: No

Heating: Electric

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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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	79
(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:

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

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