



## 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

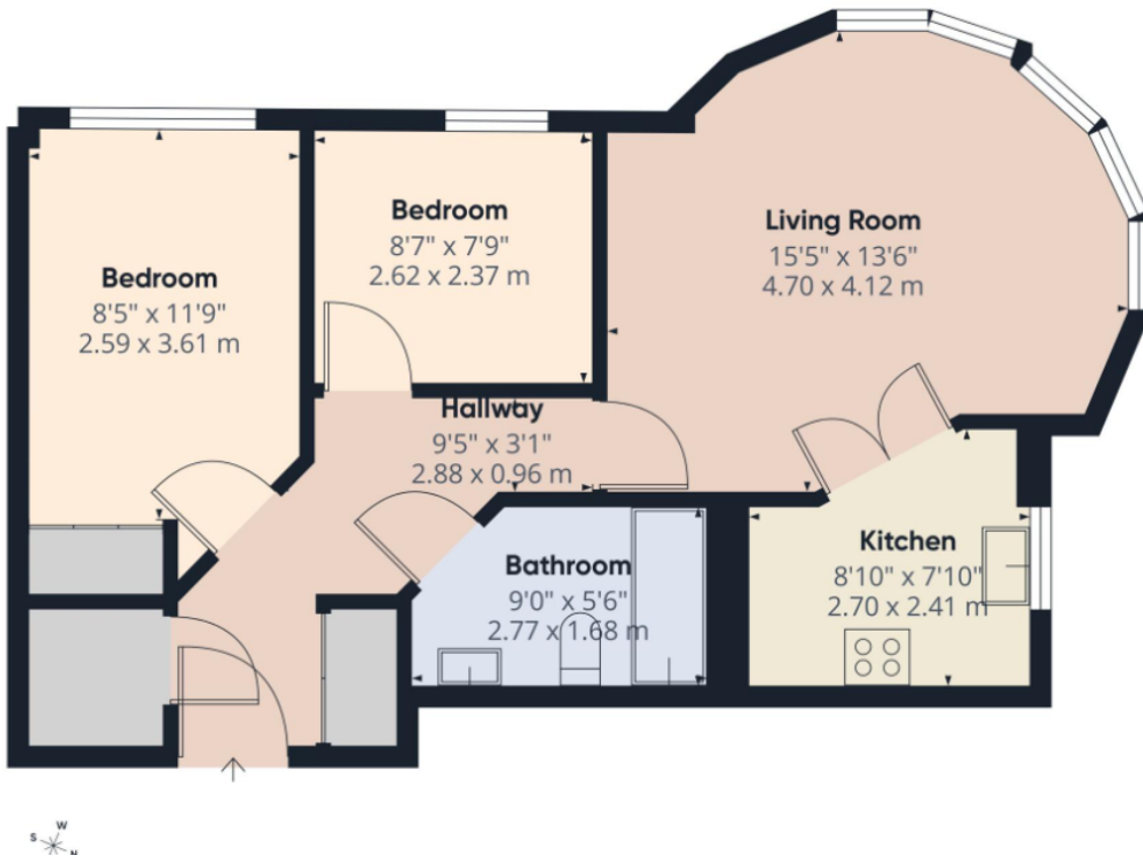
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



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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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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