



## 2 bed apartment to buy in M3

11 Adelphi Street, Salford, Greater Manchester, M3 6DN

**£130,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Currently Tenanted Until 31/07/2025 @ £1,044.25 PCM
- ✓ Two Bedrooms
- ✓ Open plan lounge/dining area
- ✓ EPC Rating C

## Key Information

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

## Description

Limited Lending Pool.

Qube Residential are delighted to bring to the market this very well proportioned two bedroom apartment located at the ever popular and highly sought after Adelphi Wharf development. The apartment offers spacious living accommodation with 618sq ft. The apartment is situated on the seventh floor and comprises large 'L' shaped entrance hall, open plan lounge/dining area opening onto a modern fully fitted and integrated kitchen, two double bedrooms with master having en-suite shower room, family bathroom, outside balcony overlooking the River Irwell.

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.

The apartment is ideal for investors and home owners alike. Currently tenanted and producing an excellent yield. Early viewings are recommended to fully appreciate the full potential of this wonderful property.

Currently Tenanted Until 31/07/2025 @ £1,044.25 PCM

Ground Rent: £300 PA

Service Charge: £2,117.42 PA

250 Year lease

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,117.00

Price: Starting Bid £130,000

Property Type: Apartment

Parking: None

Year built: 2015

Construction materials: Brick and block

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

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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