



## 1 bed apartment to buy in M5

Woden Street, Salford, Salford, Greater Manchester, M5 4SG

**£90,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Tenant In Situ
- ✓ Fourth Floor
- ✓ Limited Lending Pool
- ✓ EPC Rating B

## Key Information

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

## Description

We are delighted to bring to the market this modern, well-proportioned studio apartment. Located on the corner of Woden Street and within easy access of Salford Quays and the city centre.

The apartment is found on the fourth floor and comprises, entrance hall, open plan living/kitchen/bedroom, bathroom and three storage cupboards. Apartment also benefits from an outside balcony. Ideal investment opportunity or a wonderful start for a first time buyer. The property is currently tenanted on a rolling contract at £650 PCM.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £225.00

Annual Service Charge Amount: £2,064.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

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

Heating: Electric

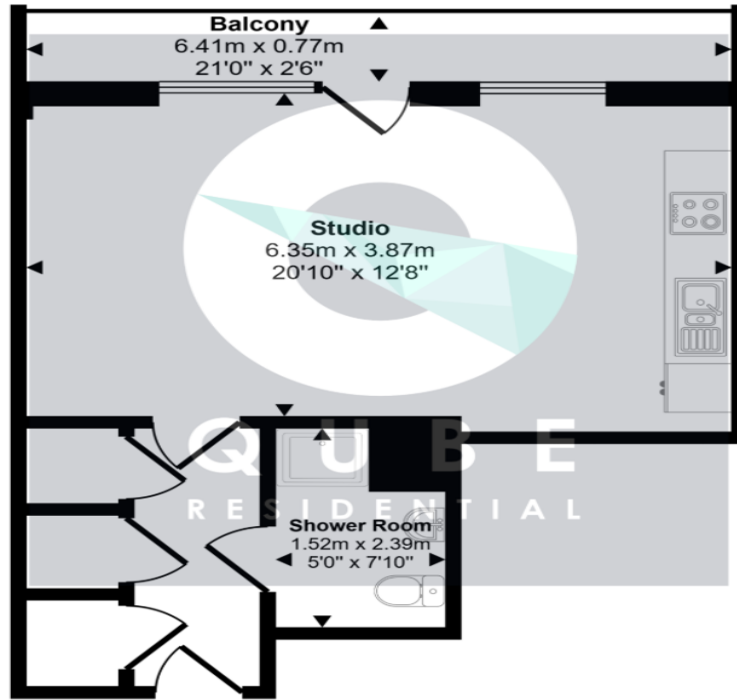
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
36 sq m / 388 sq ft



Studio

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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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