



## 1 bed apartment to buy in M5

84 Oldfield Road, Salford, Greater Manchester, M5 3QP

**£140,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom
- ✓ Tenanted Investment £900 pcm
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

## Description

We are delighted to bring to the market this wonderful 1-bedroom apartment located at the newly built Regent Plaza, Oldfield Road, Salford. Regent Plaza is a landmark residential development on the edge of Regent Road. Its walls are in touching distance of Manchester City Centre, that will create identity and functionality at a prime location, on a major transitory route into and out of the City.

Located in the emerging creative quarter, the development will provide a new contemporary living space for the ever increasing young, professional and residential community. The prestigious development comprises five unique blocks surrounding a centralised landscaped garden with seating and social areas.

Tenanted Investment £900 pcm

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 246

Annual Service Charge Amount: £1,413.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: None

Year built: 2020

Construction materials: Steel frame construction

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: Yes

Required access: Yes

Heating: Electric

Electric: National Grid

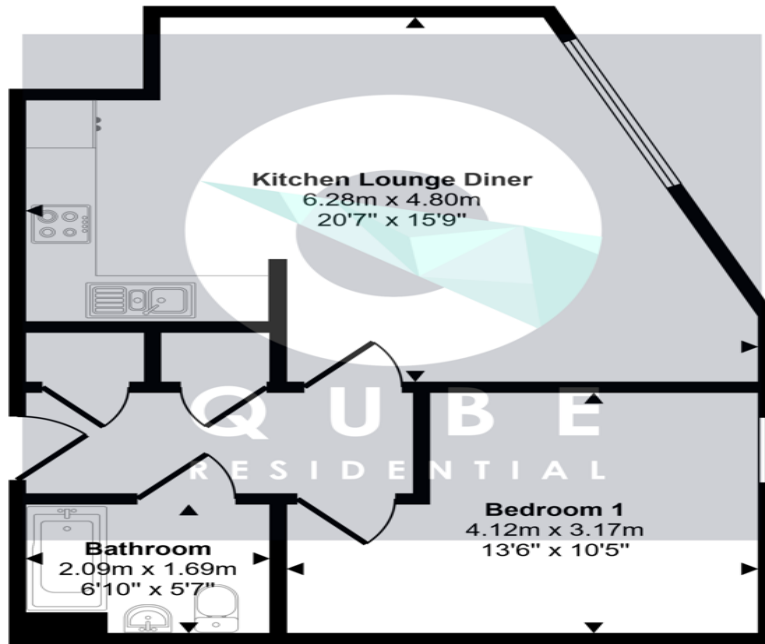
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Approx Gross Internal Area  
46 sq m / 499 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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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