



## 2 bed apartment to buy in M50

9 Michigan Avenue, Salford, Greater Manchester, M50 2HB

**£150,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One bedroom apartment
- ✓ Sold by Secure Sale
- ✓ Tenanted
- ✓ EPC Rating C

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150000

Stylish two bedroom apartment situated on the 15th floor of the Michigan Point Tower development in the heart of Salford Quays. The apartment comes fully furnished and comprises entrance hall, open plan living/dining area with open plan fully fitted modern kitchen, two well proportioned double bedroom, ensuite and modern family bathroom.

The developments boasts a number of communal facilities available to all residents including a caretaker, dining room with access to a paved terrace, cinema room, laundry room and residents gymnasium.

Residents have access to a host of restaurants, bars and shops right on their doorstep, as well as having easy access to Manchester city centre via the Harbour City Metrolink tram stop, which sits at the foot of the development.

Please note the photos were taken before the current tenant moved into the property.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 965

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,564.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

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

Restrictions: No

Required access: No


Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



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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