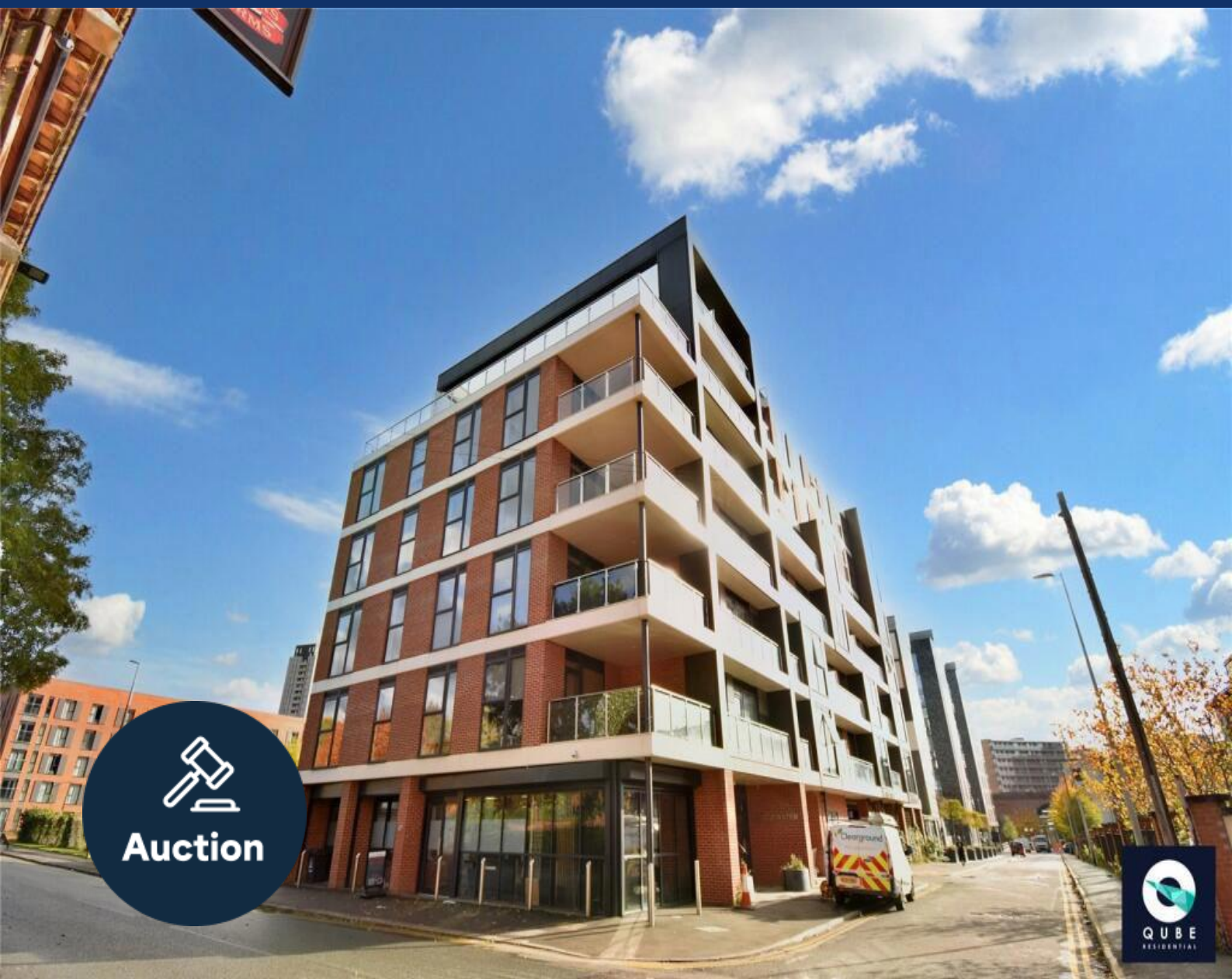




## 1 bed apartment to buy in M5

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

**£90,000** Starting Bid

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ 1 Bedroom Apartment
- ✓ Tenanted
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to bring to the market this modern, well proportioned one bedroom 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, double bedroom, bathroom and spacious walk in storage cupboard. Ideal investment opportunity or a wonderful start for a first time buyer. The property is currently tenanted, achieving £850 pcm, with tenancy running until 09/02/2026.

Early viewings are recommended as this will prove to be a very popular addition to the current housing market.

Service Charge: £2,560 PA

Ground Rent : £240 PA

Lease Length : 250 Years From January 2016

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £240.00

Annual Service Charge Amount: £2,560.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

Heating: Electric



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            | 84      | 84                      |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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