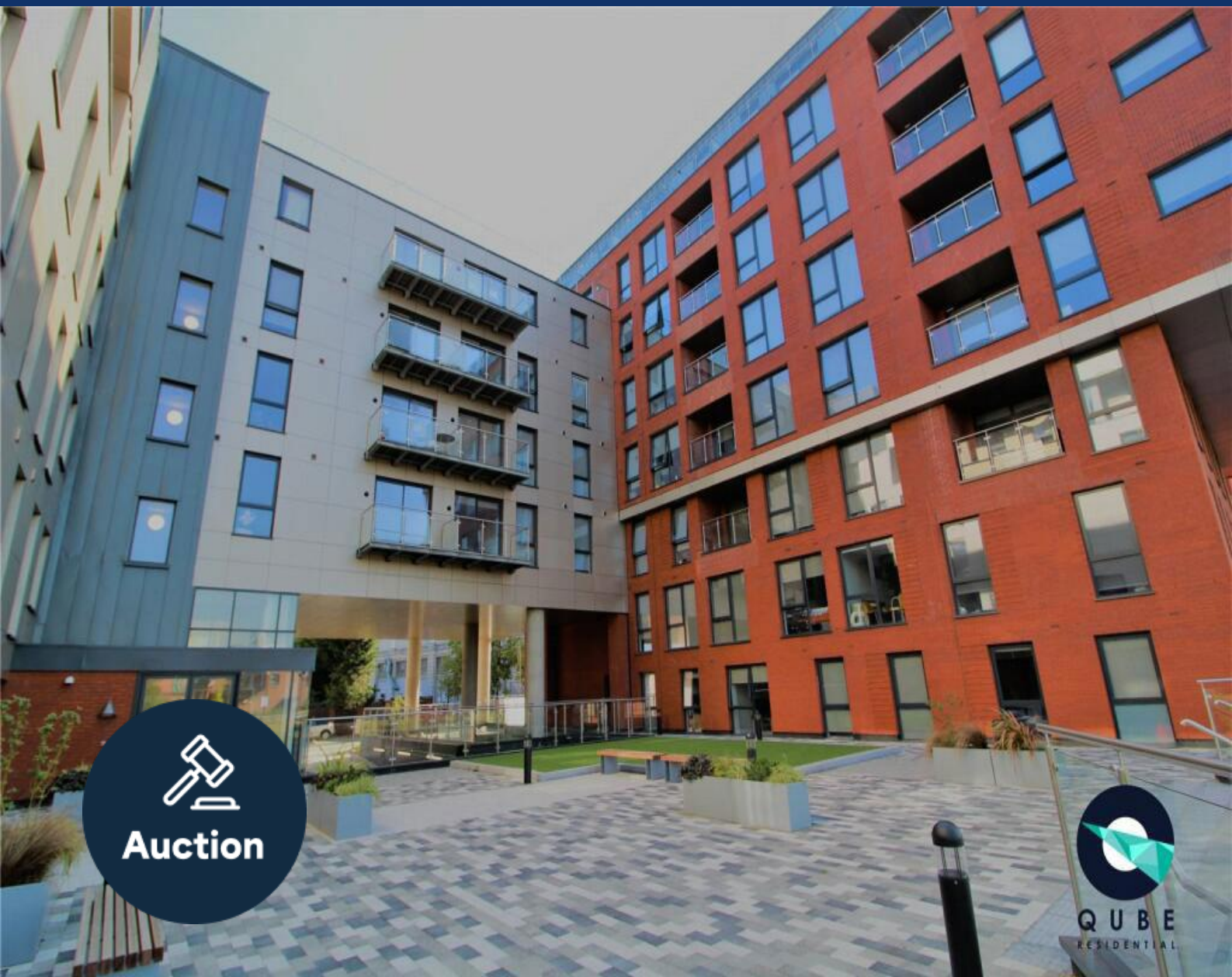




## 1 bed studio flat to buy in M3

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

**£75,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Studio Apartment for sale
- ✓ Tenanted
- ✓ Sold by Secure Sale
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95000

We are delighted to welcome to the market this very well proportioned studio apartment at the ever popular Adelphi Wharf 1 development. This studio apartment is located on the second floor, is bright and airy with open plan living area and separate fully fitted and integrated kitchen, well proportioned modern bathroom. Fantastic communal roof terrace. Just 1 mile from Spinningfields and with fantastic transport links - Adelphi Wharf is the perfect location.

Adelphi Wharf is a brand new, bespoke residential development. These apartments will provide residents with a beautiful, tranquil modern living experience on the banks of the River Irwell.

Current Rent £850

Current Tenancy runs until 14/04/2026

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £225.00

Annual Service Charge Amount: £2,000.00

Shared Ownership Percentage: 100

Price: Starting Bid £75,000

Property Type: Studio flat

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: 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



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

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

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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