



## 2 bed apartment to buy in M3

Adelphi Wharf, Adelphi Street, Salford,  
Greater Manchester, M3 6EN

**£120,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Tenanted Investment
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ 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

Limited Lending Pool

We are delighted to welcome to the market this wonderful two bedroom, two bathroom third floor apartment. Located at the award winning Adelphi Development in Salford.

The apartment is situated on the third floor and comprises large 'T' shaped entrance hall, open plan lounge/dining area with access to outside balcony, opening onto a modern fully fitted and integrated kitchen, two double bedrooms with master having en-suite shower room, family bathroom. Other benefits include secure allocated underground parking, outside balcony and communal roof terrace.

The development will offer owners and tenants a peaceful waterfront retreat from hectic urban life, but at the same time be close enough to the cities of Salford and Manchester that the exciting lifestyle on offer there is within easy reach. The local area has a great range of amenities and a full range of public transport options are close by.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 239

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £2,580.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Allocated

Year built: 2015

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
69 sq m / 740 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>		
(69-80) <b>C</b>	78	78
(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

Adelphi Wharf, Adelphi Street, Salford, Greater Manchester, M3 6EN

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

