



3 bed apartment to buy in M3

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

£160,000 Starting Bid

🛏 x 3 🚿 x 2 🚻 x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Limited Lending Pool
- ✓ Tenant In Situ - £1,675
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ 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

We are delighted to bring to the market this stunning three bedroom apartment in the ultra-modern Adelphi Wharf development. Located on the 3rd floor, apartment comprising of three double bedrooms, including master with an ensuite, stylish tiled bathroom and an open plan living and kitchen area. Fully furnished including a Smart TV, dishwasher, washer/dryer and blinds. Residents of Adelphi Wharf have access to a roof terrace with City views and are within walking distance of the City centre.

Currently Tenanted Achieving £1,675 PCM

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £345.00

Annual Service Charge Amount: £2,788.00

Shared Ownership Percentage: 239

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Allocated

Year built: 2018

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Electric

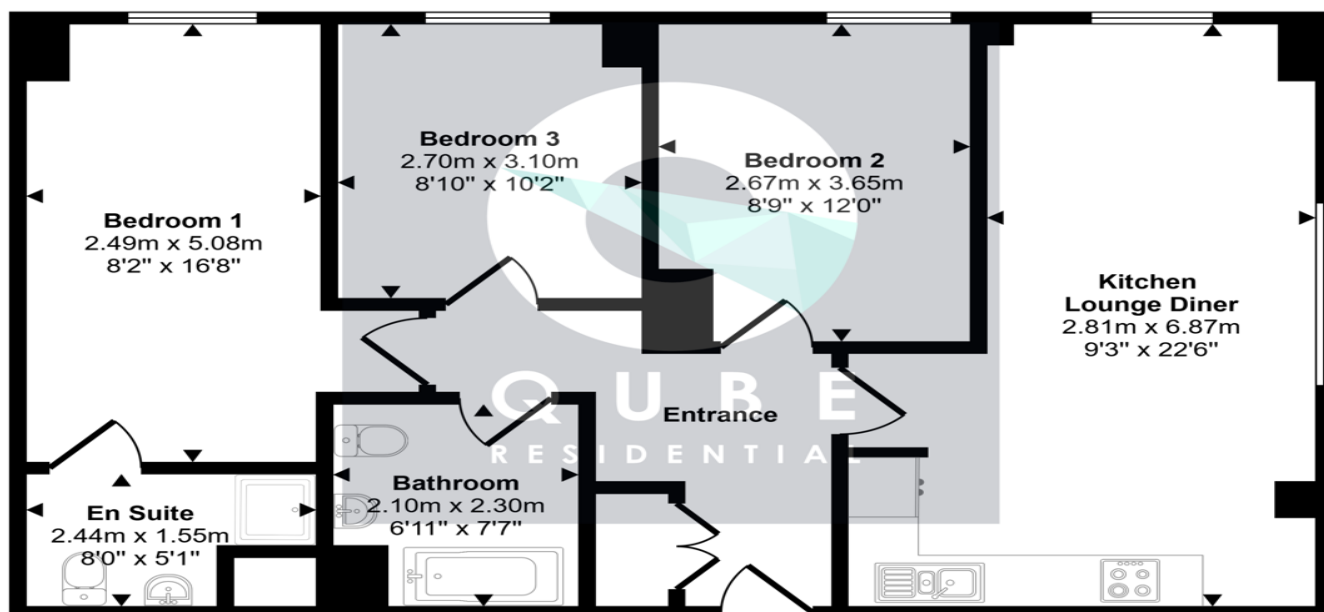
Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Approx Gross Internal Area
76 sq m / 813 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

