



2 bed apartment to buy in M3

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

£110,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Limited Lending
- ✓ Tenanted
- ✓ Sold by Secure Sale
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

Limited Lending Pool.

Qube residential 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 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.

Service Charges £2,781.43 PA (at time of advertising)

Ground Rent £300 PA

Lease Length 250 Years

Currently Tenanted on Periodic Tenancy @ £1,200 PCM

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 239

Annual Ground Rent Amount: £469.00

Annual Service Charge Amount: £2,782.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Allocated

Year built: 2019

Construction materials: Brick and block, Steel frame construction

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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