



Block A Spectrum, Blackfriars Road, Salford

Offers Over £176,000 Leasehold

2 bed 2 bath apartment

Description

This property is located on the 5th floor in the Spectrum development. Benefiting from 2 double bedrooms, 2 bathrooms, and an open-plan living, dining, and kitchen area.

Situated in a prime location, this apartment is moments away from Manchester's bustling city centre, renowned restaurants, shopping destinations, and excellent transport links. Only a 10 minute walk from Harvey Nicholls, Selfridges and Deansgate.

With a perfect blend of comfort and convenience, this apartment is ready to be your new home or next investment.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (232 years)

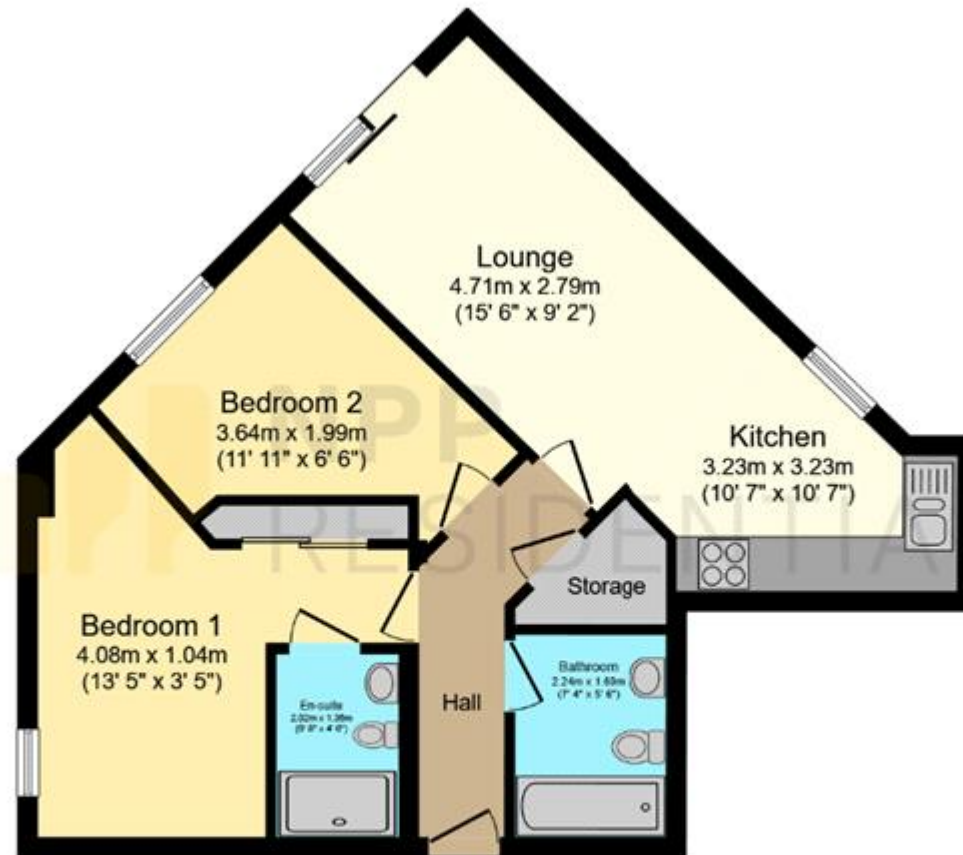
Ground Rent: £354.17 per year

Service Charge: £2,445.84 per year

Tenure

Leasehold





Floor Plan

Floor area 55.4 m² (597 sq.ft.)

TOTAL: 55.4 m² (597 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>