



Block A, Local Blackfriars, Salford

Offers Over £230,000 Leasehold

2 bed apartment

Description

The spacious layout features an open-concept living and dining/breakfast bar area with a balcony, perfect for entertaining or relaxing. The contemporary kitchen is equipped with top-of-the-line appliances, sleek countertops, and plenty of cabinet space.

The main double bedroom is complete with fitted wardrobes and a private en-suite bathroom featuring a bathtub and overhead shower. The second double bedroom is equally inviting, offering flexibility as a guest room or home office, with easy access to the second full bathroom, which also includes a bathtub and overhead shower.

Within the gated development, there is also a gym, laundry service, concierge and cinema room.

Located in a vibrant neighbourhood close to city centre shops, dining, parks, and public transportation, providing easy access to everything you need for a convenient and comfortable lifestyle.

Council Tax Band: D

Tenure: Leasehold (245 years)

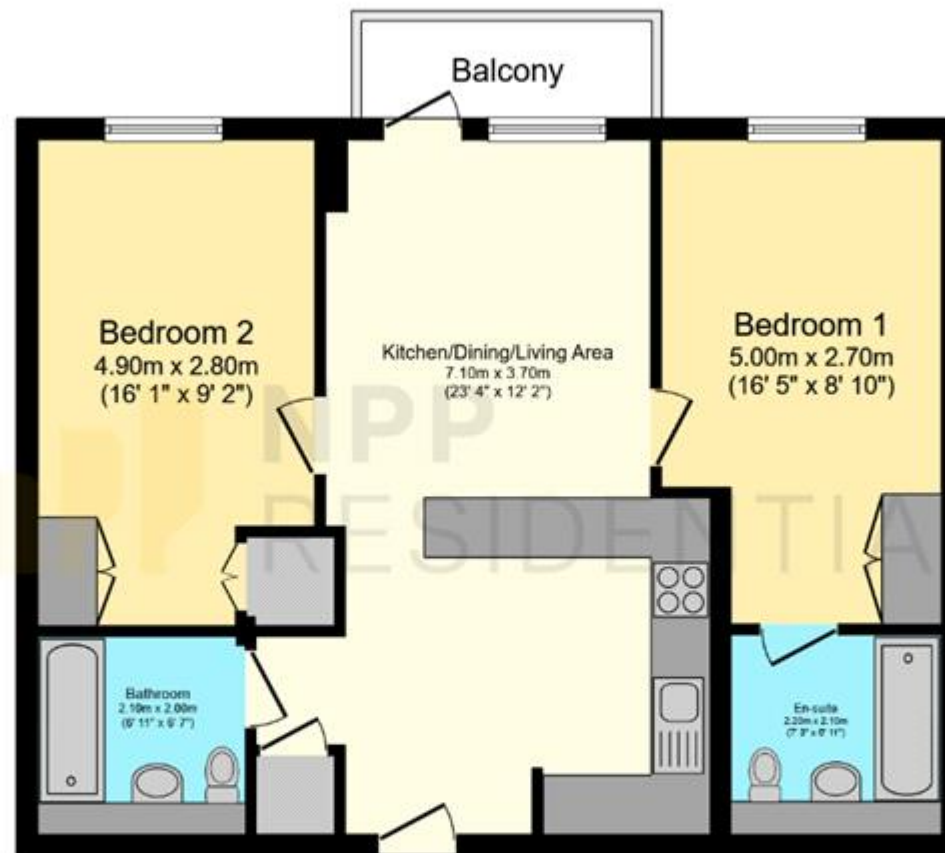
Ground Rent: £350 per year

Service Charge: £2,860 per year

Tenure

Leasehold



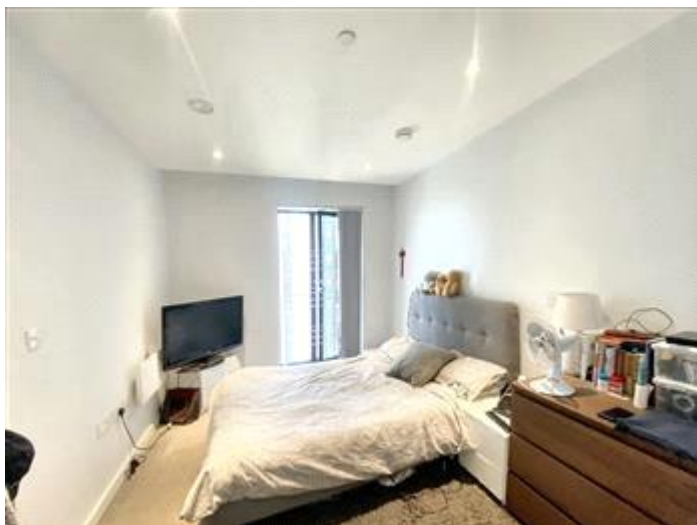


Floor Plan

Floor area 63.9 m² (688 sq.ft.)

TOTAL: 63.9 m² (688 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	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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