



Spectrum, Blackfriars Road, Salford

£190,000 Leasehold

2 bed 2 bath apartment

Description

Located in the sought-after area of Salford, this generously sized 2-bedroom, 2-bathroom apartment in Spectrum combines comfort, convenience, and the best of city living. It also features a spacious balcony and an allocated PARKING space.

The apartment features a spacious open-plan living and dining area that opens out onto a large private balcony - perfect for relaxing or entertaining with views of the surrounding area. Both bedrooms are well-proportioned, with the master bedroom benefiting from an en-suite bathroom, while a second full bathroom serves the rest of the property. The layout offers practical living space, complemented by a modern kitchen and ample natural light throughout.

Enjoy the added benefit of an allocated parking space, a rare and valuable feature in such a central location. With all local amenities - including shops, cafes, restaurants, and public transport links - right on your doorstep, this apartment offers both convenience and style. Whether you're commuting, socialising, or simply enjoying city life, this Salford gem ticks all the boxes.

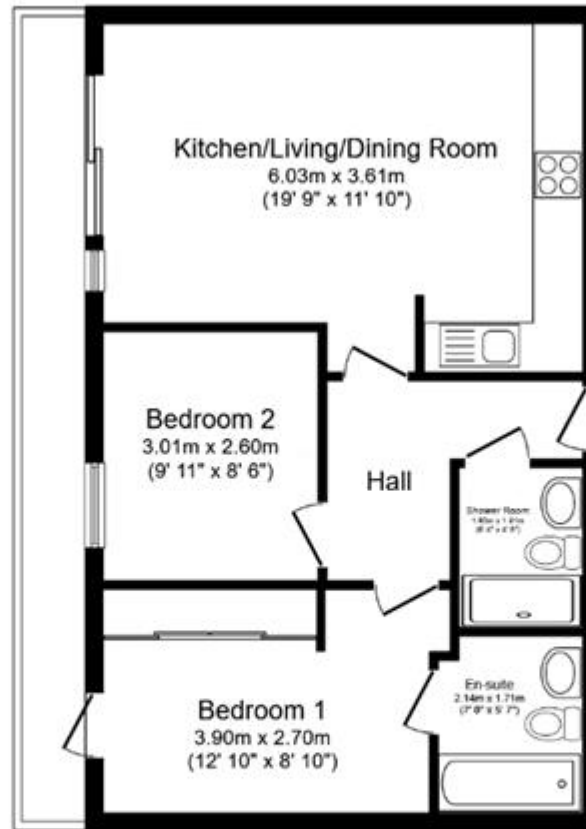
This versatile property offers strong rental potential for investors (8.2% RENTAL YIELD) and a welcoming, move-in-ready space for home buyers seeking comfort and long-term value.

Council Tax Band: D (Manchester City Council)



Tenure: Leasehold (231 years)
Ground Rent: £354.17 per year
Service Charge: £3,370.2 per year
Parking options: Residents, Underground

Tenure
Leasehold



Floor plan

Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 55.3 sq.m. (595 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+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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