



# Princeton Close, Salford

£130,000 Leasehold

2 bed apartment

## Description

This charming 2-bedroom 2nd-floor apartment offers comfortable and convenient living in a highly sought-after area of Salford. Set within a quiet residential development, the property boasts a spacious and airy living area that's ideal for both relaxing and entertaining. Large windows allow plenty of natural light to flood the space, enhancing its warm and welcoming atmosphere. The layout is well-designed to provide a sense of openness while still offering defined areas for lounging and dining.

Both bedrooms are well-sized, with neutral décor that allows for easy personalisation. The master bedroom comfortably fits a double bed and additional storage, while the second bedroom is perfect for a guest room, child's room, or home office. The modern bathroom is clean and functional, featuring a full-sized bath with overhead shower, basin, and WC. The separate kitchen is fully equipped with cabinet and counter space, offering a functional area for cooking and meal preparation.

The apartment includes allocated parking and is ideally located with excellent transport links. Manchester city centre is easily accessible by car or public transport, making this an ideal home for commuters or anyone who wants to enjoy the city's vibrant culture, shops, and nightlife. Local amenities, including shops, cafes, and schools, are all within easy reach, providing everything needed for day-to-day living.



Perhaps one of the most attractive aspects of this property is its proximity to Buile Hill Park, a beautifully maintained Grade II listed public park just steps away. Perfect for weekend strolls, dog walking, or outdoor recreation, the park adds a rare touch of greenery and tranquillity to city living.

Whether you're a young professional, a small family, or someone looking to downsize, this apartment presents a fantastic opportunity to enjoy a peaceful lifestyle with the benefits of urban convenience.

Council Tax Band: B

Tenure: Leasehold (975 years)

Ground Rent: £72 per year

Service Charge: £1,560 per year

Insurance - £335 per year

Parking options: Off Street, Residents

## **Tenure**

Leasehold

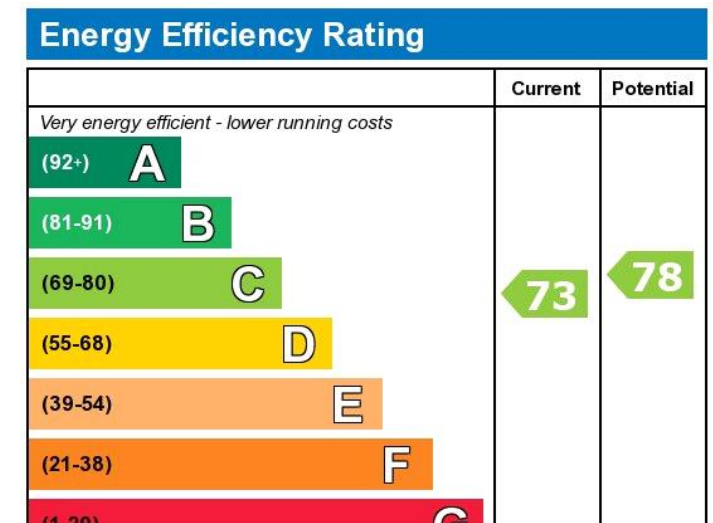


### Floor Plan

Floor area 52.0 sq.m. (560 sq.ft.)

**Total floor area: 52.0 sq.m. (560 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](http://www.Propertybox.io)



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