



Local Blackfriars, Salford

£245,000 Leasehold

2-bedroom, 2-bathroom apartment

Description

Introducing this beautiful 2-bedroom, 2-bathroom apartment, situated within the prestigious Local Blackfriars development, one of Manchester's most sought-after residential communities.

This apartment is ideal for investors as it presents a strong investment opportunity, offering a rental yield of approximately 6%. With an active tenant in place until August 2026, it provides a ready-made income-producing asset for investors.

Boasting a well-thought-out layout, the property features two generously sized double bedrooms, each with direct access to a modern, stylish bathroom. The open-plan living space is both functional and inviting, complete with a fully integrated kitchen that includes high-quality appliances, sleek cabinetry, and a breakfast bar ideal for casual dining or entertaining guests. The adjoining living area is warm and welcoming, with large floor-to-ceiling windows that open onto a private balcony – perfect for enjoying your morning coffee or unwinding after a long day.

As a resident of Local Blackfriars, you'll enjoy exclusive access to a host of premium on-site amenities, which includes a fully equipped gym, 24-hour concierge, a private cinema room and dedicated laundry facilities.

Located just outside the bustling Manchester city centre, the



apartment offers excellent proximity to a wide range of local amenities. Within walking distance, you'll find world-class shopping destinations, a dynamic culinary scene, lively nightlife, and exceptional transport links.

Council Tax Band: D (Salford City Council)

Tenure: Leasehold (244 years)

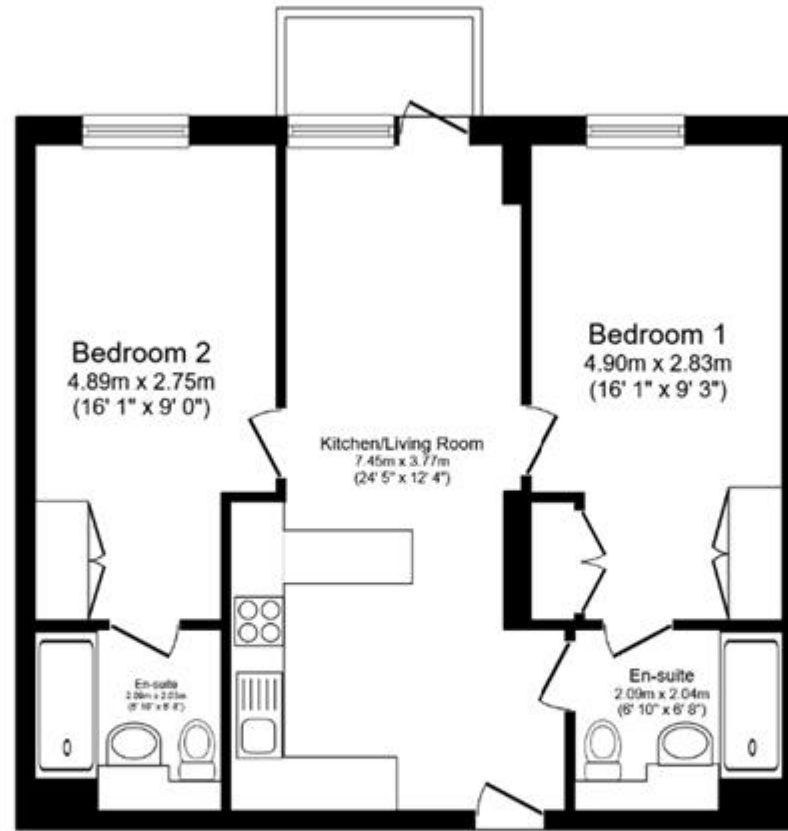
Ground Rent: £350 per year

Service Charge: £3,417.2 per year

Lease length - 250 years from June 2019.

Tenure

Leasehold



Floor Plan

Floor area 62.5 sq.m. (672 sq.ft.)

Total floor area: 62.5 sq.m. (672 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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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