



Spectrum, Salford

£215,000 Leasehold

2 bedroom apartment for sale

Description

This well-presented 2-bedroom, 2-bathroom top-floor apartment is situated within the popular Spectrum development on Blackfriars Road, just a short walk from Deansgate and Spinningfields in the heart of Manchester city centre.

Designed for modern living, the apartment features an open-plan living and dining area with a contemporary fitted kitchen. Floor-to-ceiling windows allow plenty of natural light into the space, while sliding doors from the living area lead out to a private balcony, ideal for unwinding or enjoying views across the communal gardens or city skyline.

The apartment offers two double bedrooms. The main bedroom benefits from built-in wardrobes, an en-suite bathroom and direct access to the balcony, while a separate main bathroom serves the rest of the apartment. Both bathrooms are finished with quality fittings and a clean, modern design.

A key benefit of the apartment is the inclusion of a secure, allocated parking space, which is a valuable feature in such a central location. Residents also have access to a 24-hour concierge service, along with gated entry, fob access, and CCTV throughout the development for added security.

The location offers excellent connectivity, with Salford Central and



Manchester Victoria stations close by, as well as easy access to a wide range of shops, cafés, bars, and restaurants.

This apartment would suit both owner-occupiers and investors alike, offering a strong rental yield of approximately 7.3% in a consistently high-demand city-centre location.

(The building is due to undergo remedial cladding works in January 2026. The cost of these works will be met in full by the developer, and there will be no financial contribution required from owners).

Council Tax Band: D (Salford City Council)

Tenure: Leasehold (230 years)

Ground Rent: £354 per year

Service Charge: £2,987 per year

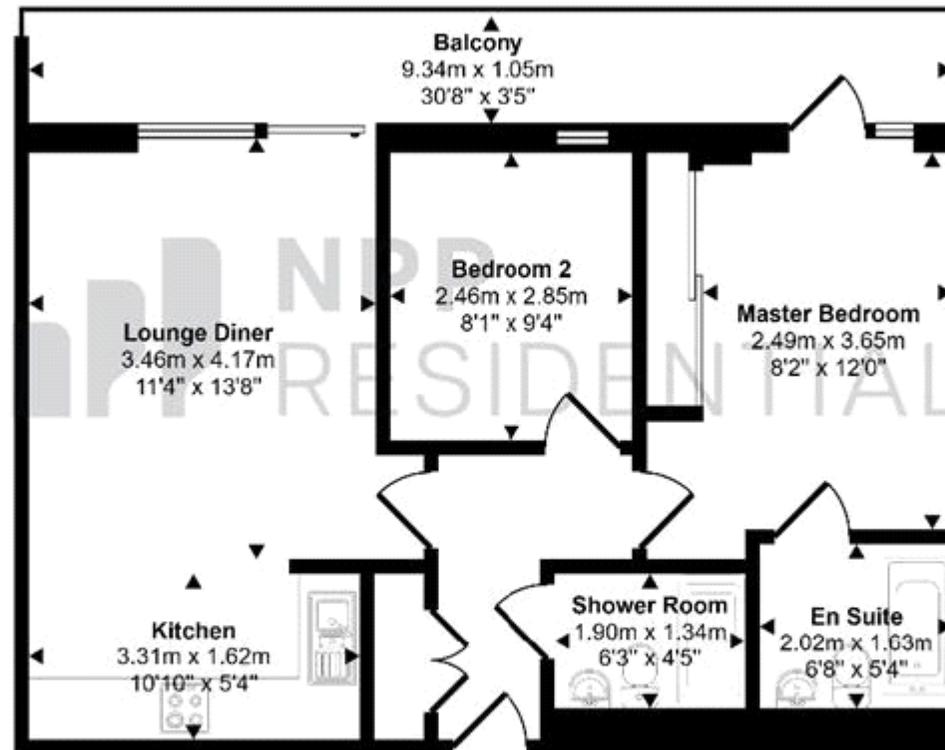
Length of lease - 250 years from 2006.

Garden details: Communal Garden, Enclosed Garden

Tenure

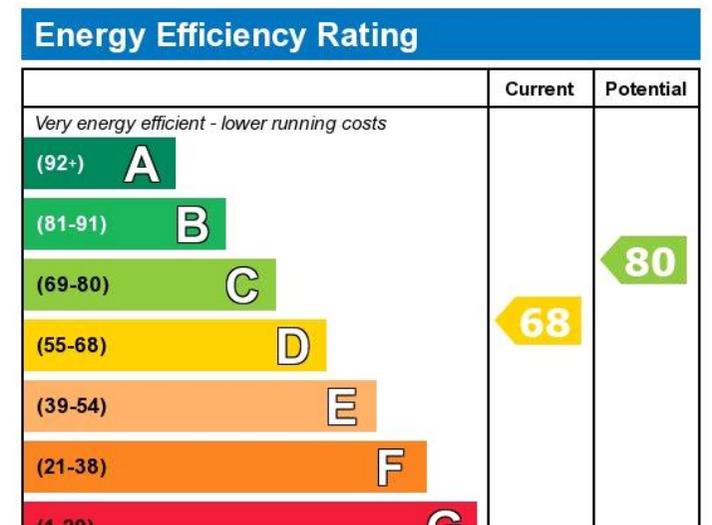
Leasehold

Approx Gross Internal Area
54 sq m / 584 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing by appointment only
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