NPP

Bridgewater Point, Salford

£125,000 Leasehold

1 bedroom apartment for sale

Description

Situated within the popular Bridgewater Point development, this well-presented 1-bedroom apartment presents an excellent opportunity for both investors and owner-occupiers.

Positioned on the 5th floor, the apartment is bright, well proportioned and thoughtfully designed throughout. The accommodation briefly comprises a welcoming entrance hallway leading to a spacious open-plan living and dining area, which connects to a modern fully fitted kitchen with integrated appliances. The property also benefits from a generous double bedroom and a contemporary shower room finished to a good standard.

Residents of Bridgewater Point enjoy access to attractive communal gardens as well as a fantastic roof terrace offering impressive views across the Manchester skyline.

The development is ideally located just off Regent Road, placing Manchester City Centre within easy walking distance while also providing excellent access to Salford Quays and MediaCityUK. Regent Road Retail Park is only a short walk away and offers a wide range of amenities including Sainsbury's, TK Maxx, Boots, JD Sports and several cafés and restaurants, making everyday shopping extremely convenient.

The location also benefits from superb transport links, with easy

access to the M602 and wider motorway network, as well as regular bus routes into the city centre and surrounding areas.

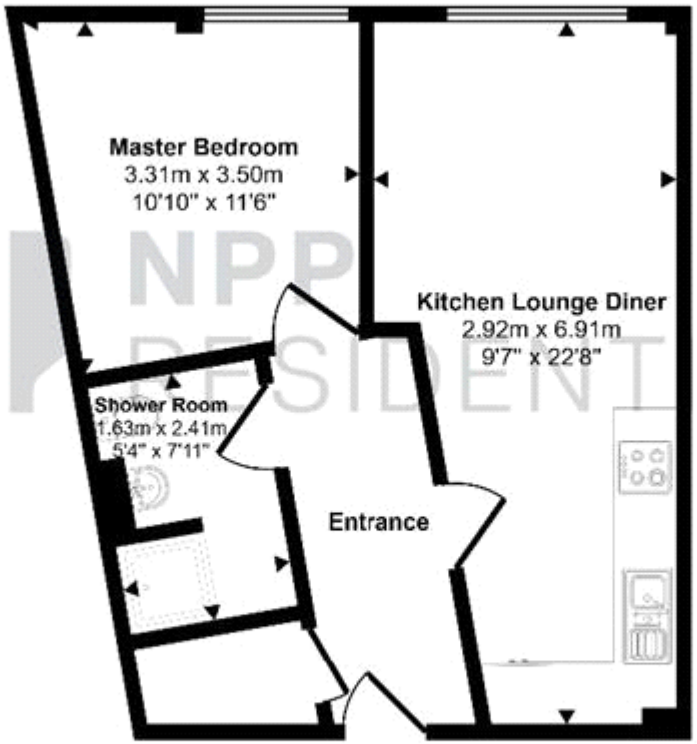
The property is currently tenanted and achieving an impressive 9.12% rental yield, presenting a strong investment opportunity, while also offering an excellent option for owner-occupiers seeking a well-located apartment close to the city.

EWS1 rating confirmed as B2, with remedial works required

Council Tax Band: B (Salford City Council)
Tenure: Leasehold (239 years)
Ground Rent: £240 per year
Service Charge: £1,399.2 per year
Garden details: Communal Garden

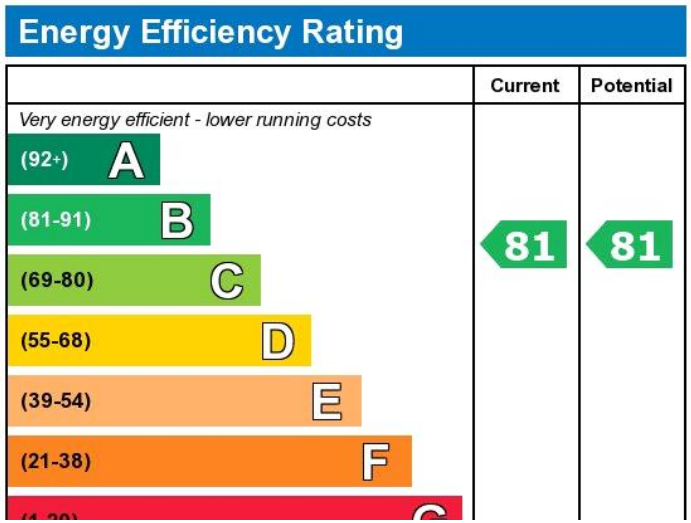
Tenure
Leasehold

Approx Gross Internal Area
40 sq m / 426 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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