



 1
Bedroom

 1
Bathroom



C & R City are delighted to bring to the market this well presented, spacious, one bedroom second floor apartment in the much-anticipated Local Blackfriars development. The apartment briefly comprises of a well sized open plan living, and kitchen space with ample kitchen worktops. Fully integrated appliances are as standard, floor to ceiling window from the lounge over tranquil communal gardens. The bedroom is a practical and well-appointed space, with two large storage cupboards ideal for all storage requirements. The bathroom enjoys a contemporary and modern feel, accessed via either the living room, or bedroom with a full-size bath, and overhead shower facility. Located a short walk from the city centre and Arndale shopping center, the property could represent the perfect buy to let opportunity or city centre home. With a plethora of on-site amenities including a cinema room, gym, launderette, concierge service, and private communal gardens.

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Open Plan Living Area *7.52m x 3.17m (24' 8" x 10' 5")*

Spacious lounge, carpet flooring, Double glazed window and door overlooking the communal gardens, electric wall heater, phone/tv point and spotlights. Intercom phone entry by the front door and the hallway. The kitchen comprises of a range of wall and base units, integrated dishwasher, built-in oven with extractor over, sink with mixer tap, integrated fridge/freezer, under-unit lighting and spotlights.

Bedroom *5.43m x 2.88m (17' 10" x 9' 5")*

Double glazed window overlooking the communal gardens built-in wardrobes,, carpeted flooring, wall heater and spotlights. Access to the bathroom suite.

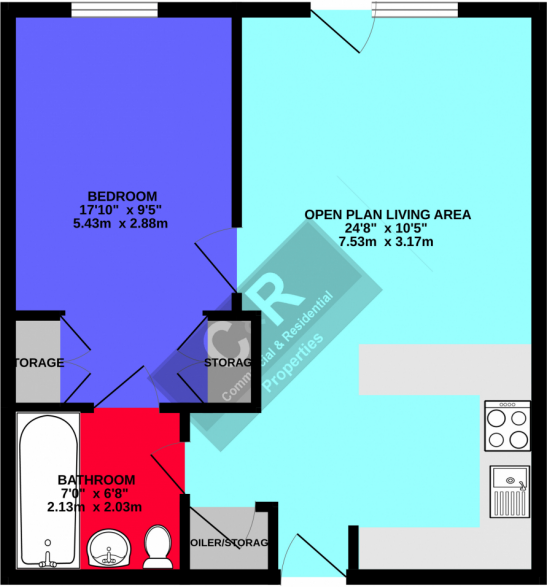
Bathroom *2.03m x 2.13m (6' 8" x 7')*

Beautifully presented bathroom suite with access from both the living room & the bedroom, comprising of a bath with overhead shower, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls.


Lease details

247 years remaining on the lease. Service charge 473.19 payable on a quarterly basis, Ground rent £350 per annum.

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homigo 10/2021

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		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Local Blackfriars, Bury Street, Salford, M3 7FW

