



 **2**  
Bedrooms

 **1**  
Bathroom





Offered to the market with no onward chain. C & R City are pleased to bring to the market this very well presented, light & spacious two bedroom first floor apartment in Lockett Gardens, Salford, M3. The property is set back off a quiet road behind secure electric gates and is surrounded by well maintained communal gardens. Located just a short walk away from Spinningfields and the City Centre which has plenty of shops, bars and restaurants. Salford University is also close by and you are a five-minute walk to Salford Central Train Station.

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The property briefly comprises of a spacious entrance hallway providing access to all rooms, a spacious lounge, a separate kitchen which oozes plenty of natural light and provides access to a private balcony, a spacious master bedroom with two double glazed windows overlooking the gardens, a second double bedroom, also looking over the gardens and a spacious bathroom suite. This flat also benefits from having one allocated parking space situated directly outside the property and visitors parking is available on site. A fantastic opportunity for first time buyers and buy to let investors. Early Viewing Comes Highly Recommended.

**Hallway** 3.78m x 1.13m (12' 5" x 3' 8")

Hallway providing access to all rooms, storage heater, chrome light switch, intercom, wood laminate flooring.

**Lounge** 5.50m x 3.21m (18' 1" x 10' 6")

Spacious lounge, light switch, tv points, double glazed windows to front aspect, storage heater, wood laminate flooring.

**Kitchen** 3.44m x 3.43m (11' 3" x 11' 3")

Separate kitchen with a range of wall and base units with work top over. Sink with mixer tap, space for fridge/freezer, washing machine and cooker.

**Master Bedroom** 3.30m x 4.40m (10' 10" x 14' 5")

Spacious Master Bedroom, light switch, two double glazed windows to the rear elevation overlooking well maintained communal gardens. Storage heater. Carpet flooring.

**Bedroom Two** 3.01m x 2.41m (9' 11" x 7' 11")

Double Bedroom, light switch, double glazed window overlooking well maintained communal gardens. Storage heater. Carpet flooring.

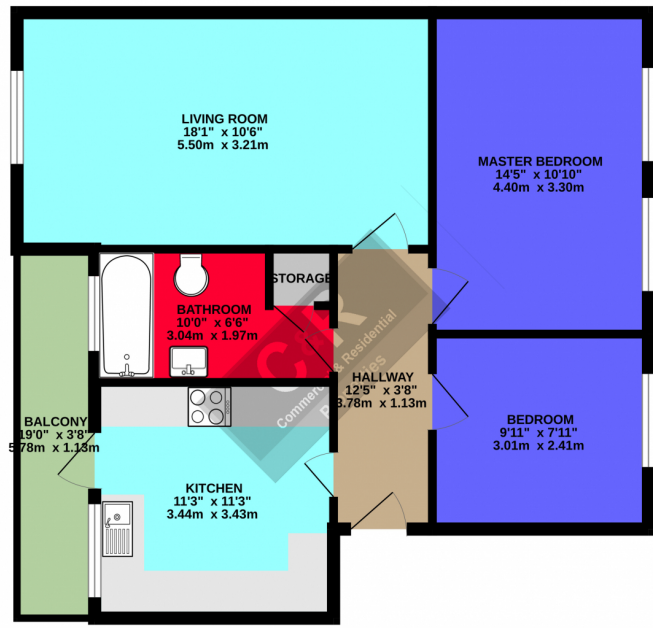
**Bathroom** 3.04m x 1.97m (10' x 6' 6")

Fitted Bathroom suite comprising low level w/c, bath with overhead shower, sink with mixer tap, tiled flooring. Double glazed window to front elevation. Separate storage area housing the boiler.

### **General information**

125 year lease from 1989. Service charge £190.26 pcm.

GROUND FLOOR



C & R PROPERTIES

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 32 Lockett Gardens, M3

