



Alto, Sillavan Way, Salford
Asking Price £225,000

Ascend
Built on higher standards

Alto, Sillavan Way, Salford

Welcome to Alto: an ultra-modern development nestled in the nook of the River Irwell. Step inside and you'll see this lovely three bedroom apartment, with a contemporary design that stays bright under the sunny skies of Manchester.

You'll have the comfort of high-quality fixtures and fittings including Villeroy & Boch sanitary ware, and the open-plan kitchen/lounge has plenty of space for all your get-togethers, gatherings, shindigs and lazy Sundays. There's a large master bathroom with two further double bedrooms, and for those who like a bit more privacy, there's an ensuite in one of the rooms too - so no early-morning queues. Just down the road are Spinningfields' swanky bars and shops, and beyond that is the city centre itself.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

Service charges (approx) £2200 Pa
Lease 250 years from 2014
Ground rent £250pa

Living room and kitchen 19'3" x 15'4" (5.88 x 4.68)

Great sized open plan living room and kitchen with Juliet balcony. Wood laminate flooring throughout and brand new high spec furniture package. Kitchen is fully integrated with all modern appliances and white goods.

Master Bedroom 17'3" x 10'11" (5.28 x 3.33)

Great sized master bedroom with the bonus of an En-suite. Also with the extra bonus of having its own juliette balcony

Bedroom 2 13'10" x 11'6" (4.23 x 3.51)

Generous sized second bedroom with carpet flooring and high spec bedroom furniture.

Bedroom 3 17'5" x 10'2" (5.33 x 3.11)

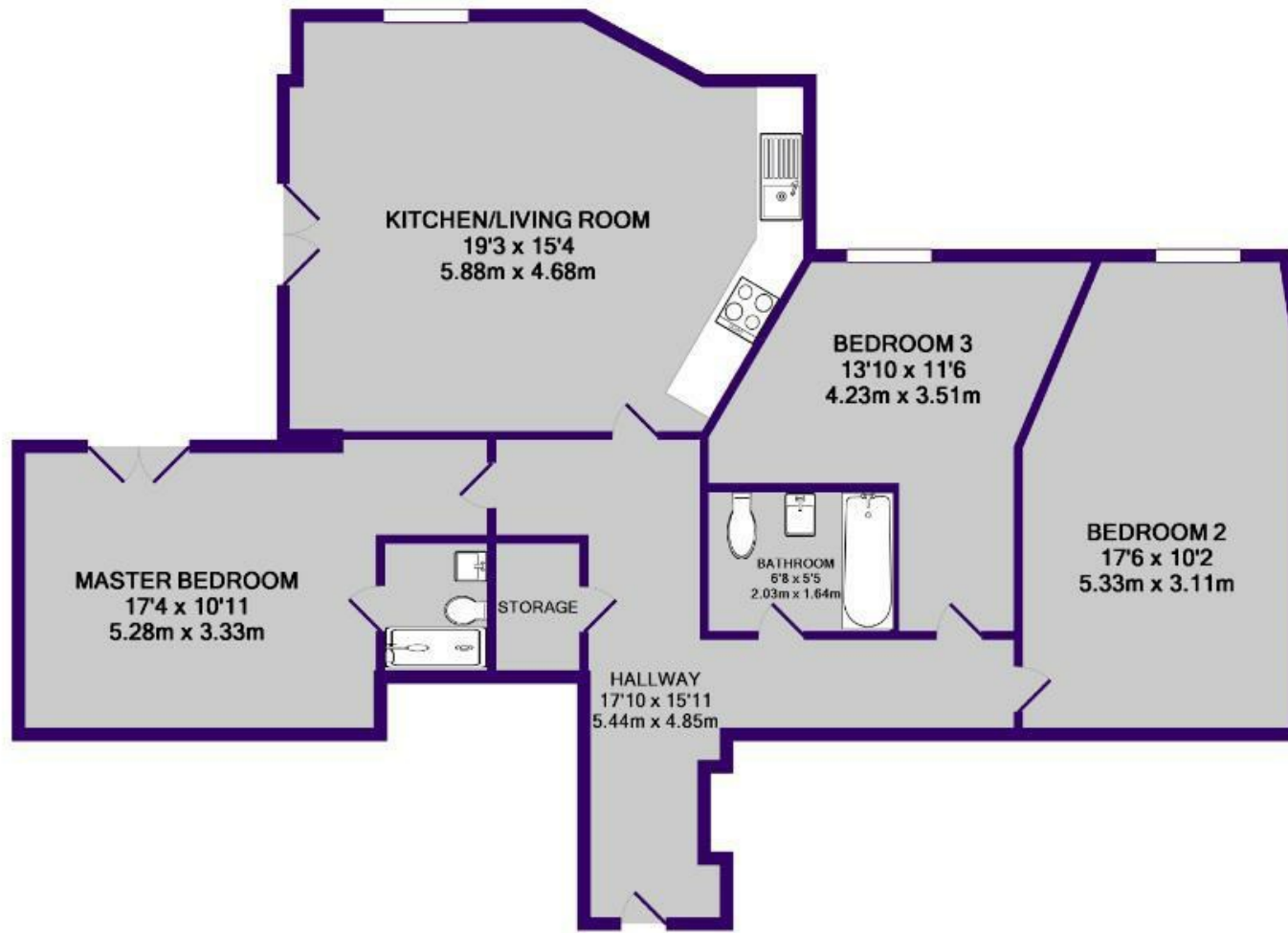
Generous sized third bedroom with carpet flooring and high spec bedroom furniture.

Master bathroom

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Ultra modern neutral bathroom three piece suite that is tiled throughout.





TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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