



City Link, Hessel Street, Salford  
Asking Price £90,000

**Ascend**  
Built on higher standards



# City Link, Hessel Street, Salford

Investment Only

Luxury and convenience in one - that's what you'll find at City Link. The centerpiece of this one-bedroom property is the open plan kitchen/lounge complete with tiled kitchen area, high quality tables, seats, sofas and a large window which truly brings this apartment to life. The apartment has a lovely double bedroom so you'll be able to kick your shoes off after a long day, stretch out and enjoy the peaceful surroundings. This spacious property also benefits from soft carpets and a nice sized bathroom in a lovely white finish.

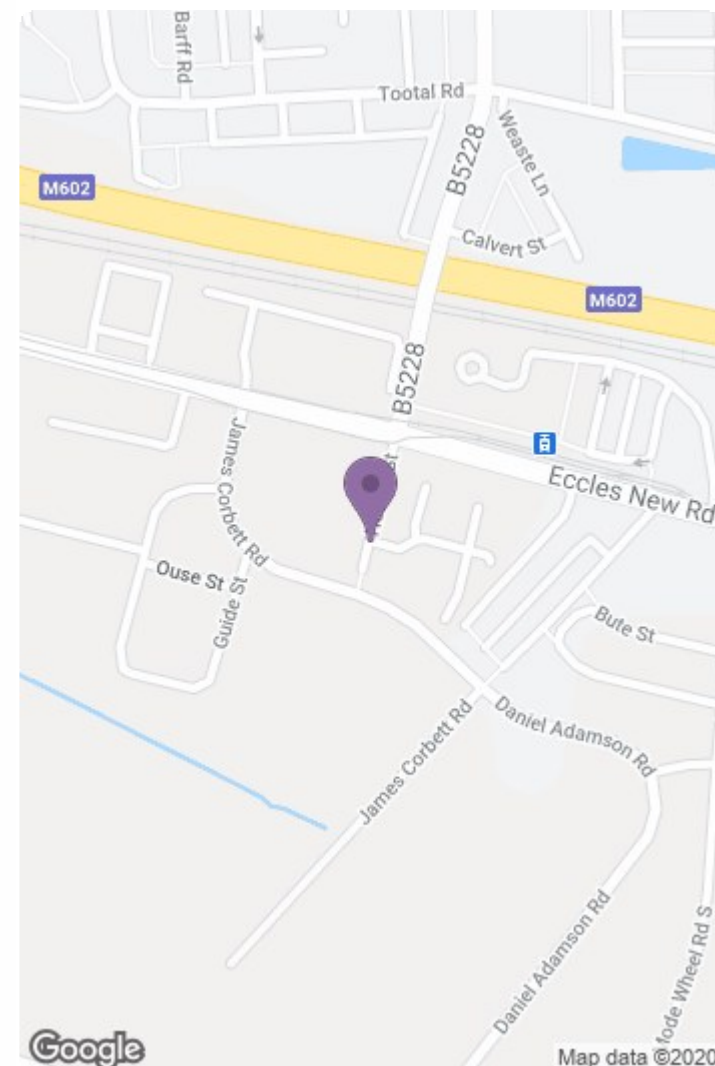
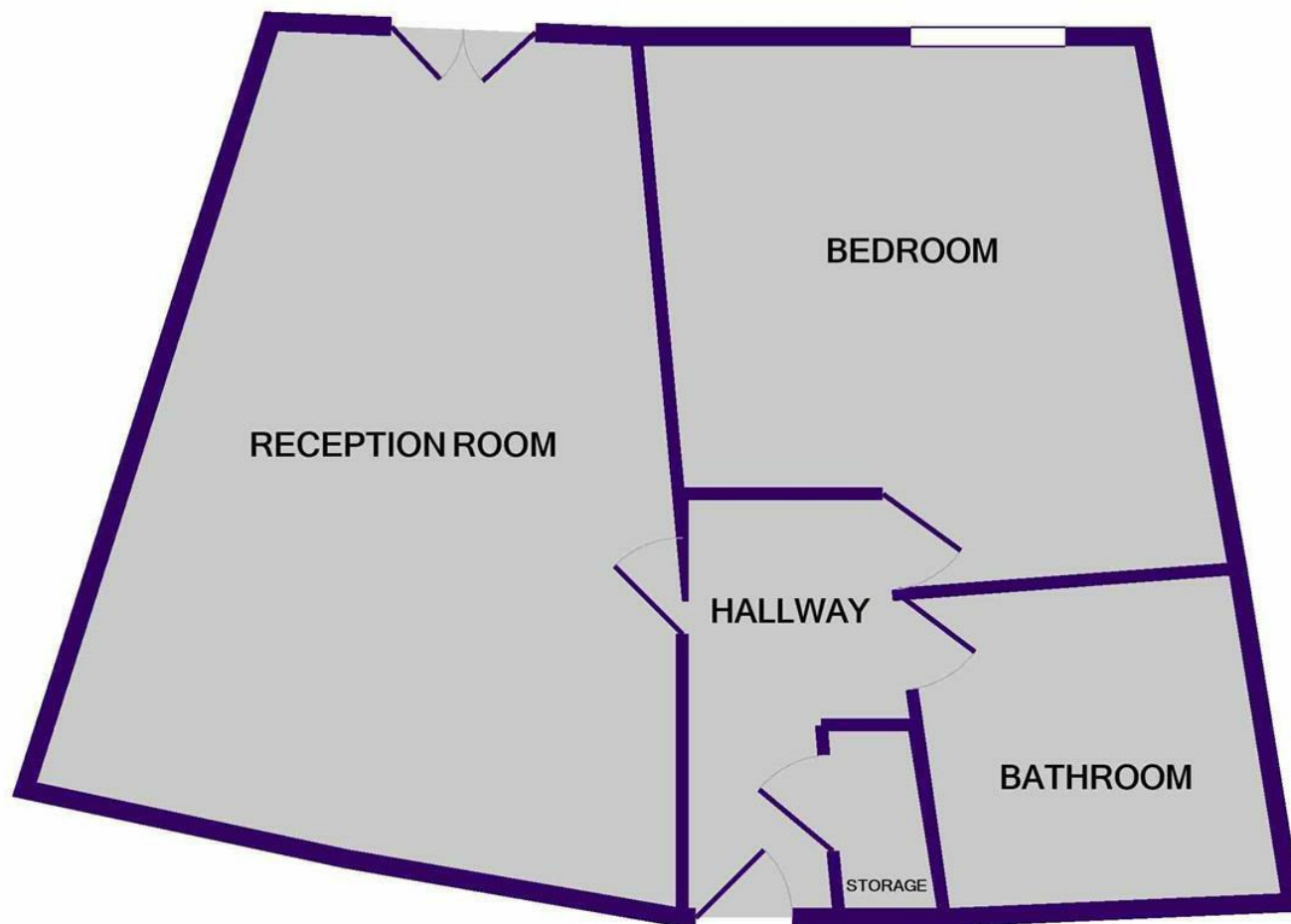
City Link is just opposite the bus stop and the Weaste Metrolink stop. MediaCityUK is just a stone's throw away and travelling to and from the city centre is an absolute breeze.

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 charge - £980 PA  
Lease 125 years from 2008.  
Ground rent – £286 PA  
Currently has a tenant in contract until 19/06/20 – paying £600pom.



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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m²/yr		
B	81-91 kWh/m²/yr		
C	69-80 kWh/m²/yr		
D	55-68 kWh/m²/yr		
E	43-54 kWh/m²/yr		
F	31-42 kWh/m²/yr		
G	21-30 kWh/m²/yr		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	35-45 gCO <sub>2</sub> /m²/yr		
B	46-55 gCO <sub>2</sub> /m²/yr		
C	56-65 gCO <sub>2</sub> /m²/yr		
D	66-75 gCO <sub>2</sub> /m²/yr		
E	76-85 gCO <sub>2</sub> /m²/yr		
F	86-95 gCO <sub>2</sub> /m²/yr		
G	106-125 gCO <sub>2</sub> /m²/yr		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



