



1
Bedroom

1
Bathroom



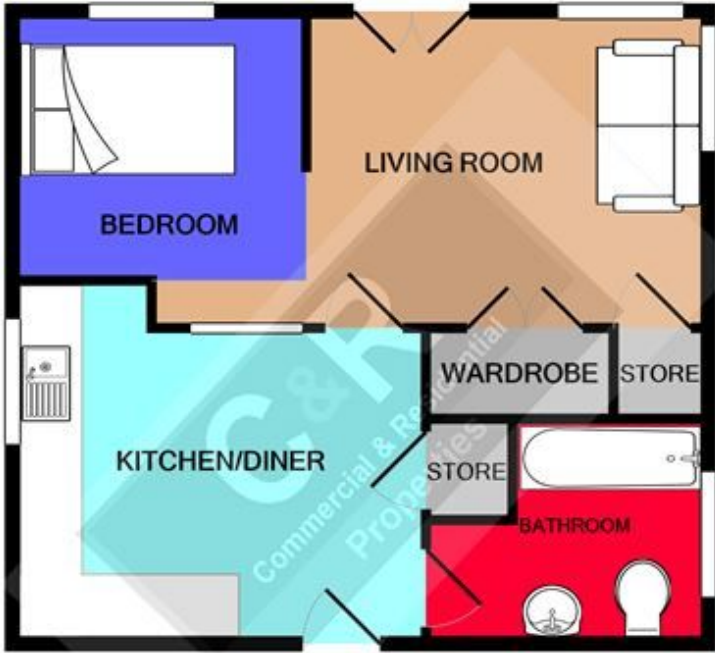
****Available 05.08.2022**** C & R City are pleased to market this amazing one bed / studio apartment with parking in the 'The Royal' building in Salford. The apartment is completed to an extremely high standard and has been completely modernised while retaining many original features throughout. It has a good sized fully integrated kitchen / diner, a good sized bathroom and an open plan living / bedroom with which is partially divided. The property can be located directly next to Salford University and is only a short walk into the city centre. Viewing comes highly recommended.


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Development - The development is a modern refurbishment of Salford Royal Hospital and is located near Salford University and is an extremely short walk to Deansgate and Manchester main shopping area and nightlife. The is excellent commuter links all areas of Manchester with the nearby train station and sitting directly on main bus routes also allowing an easy commute to Salford Quay.

Communal Areas - It has undercroft secure car parking and and a secure coded court yard, with further coded entrance doors and floor codes. There is stairs access to all floors. The communal areas retain many original features, comprising exposed brick and wide entrance.

Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(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 



C & R PROPERTIES

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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