



## 11 Princeton Close

Salford, Greater Manchester, M6 8QL

**Offers In The Region Of £110,000**



**\*\*\*VIRTUAL TOUR\*\*\*TWO BEDROOMS\*\*\*GROUND FLOOR\*\*\*CENTRALLY LOCATED\*\*\*HOPE HOSPITAL AND TRANSPORT LINKS\*\*\*NO CHAIN\*\*\* Cousins Estate Agents are pleased to offer this WELL PRESENTED APARTMENT in Salford. The apartment is situated close to Hope Hospital, Buile Hill Park and major public transport links going in and out of Manchester. There are buses and the Eccles tram stop only a few minutes walk away!**

The spacious apartment offers a well proportioned Lounge and Master bedroom facing onto the front of the apartment. There is also a smaller bedroom looking onto the back of the apartments. A family bathroom and fully equipped kitchen. The building is surrounded by communal gardens and comes with off-road parking.



Hallway 15'5"\*3'3" (4.7\*1)

Lounge 14'9"\*11'9" (4.5\*3.6)

Kitchen 9'8"\*6'2" (2.97\*1.9)

Bathroom 6'3"\*6'0" (1.93\*1.85)

Master Bedroom 9'10"\*10'8" (3\*3.26)

Bedroom 2 9'10"\*9'5" (3\*2.885)

#### ADDITIONAL INFORMATION

We have been advised of the following charges:

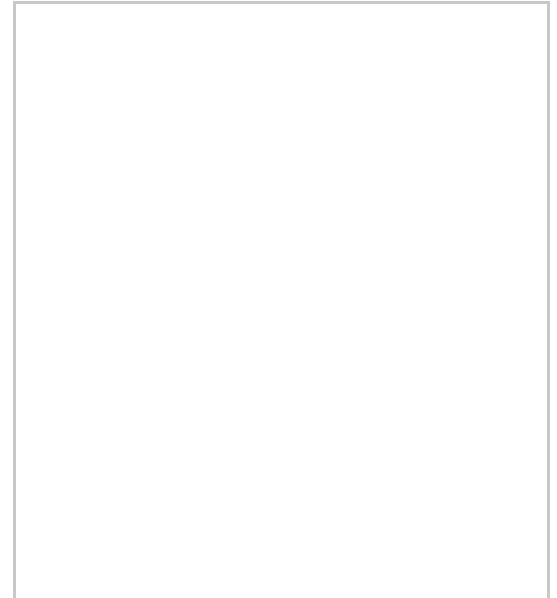
Ground rent: £75 per annum

Service charge: £80 per month

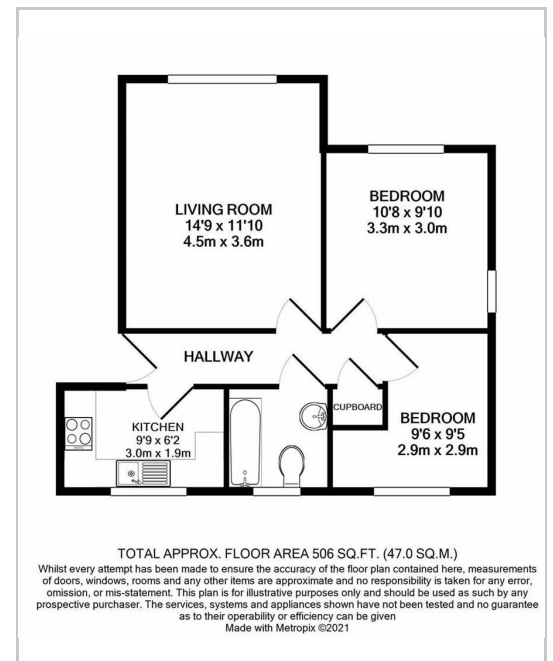
Building insurance: £150 per annum

These are subject to confirmation by solicitors

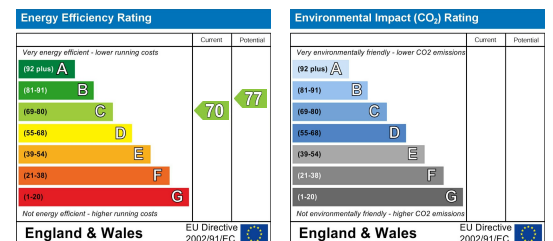
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

