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Apt 362 Spectrum, Blackfriars Road Block 7, Salford, M3 7BY

CASH BUYERS ONLY! VIDEO TOUR..... <https://youtu.be/BHk3FjM2KZE>

Jordan Fishwick are pleased to offer for sale this lovely second floor one bedroom apartment in Dandara's highly popular Spectrum development. This high specification apartment benefits from modern kitchen with integrated dishwasher, fridge and freezer and washer/dryer. The bedroom has integrated wardrobes and there is a full length wrap around balcony accessed via the living area. No parking. EPC rating B. Rented at £895 PCM until November 2024.

Price £149,950

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Inset lighting. Cupboard housing water tank and washing machine.

Living Room/Kitchen

18'8" x 12'2"

Modern range of wall and base units with worktop over. Sink with mixer tap over. Integrated fridge and freezer, dishwasher and cooker with hob over. Inset lighting in kitchen, Pendant ceiling light in living area. Tv and Telephone sockets. Electric wall heater. Sliding doors leading to wrap around balcony.

Bedroom

12'10" x 8'10"

Built in sliding mirrored wardrobes. Ceiling pendant light. Window.

Shower Room

Fully tiled shower room. Shower cubical with mixer shower over. Low level W/C. Floating sink with mixer tap over. Inset lighting.

Externally

Decked wrap around balcony accessed via the living area. On site concierge.

Additional Information

Service Charge: £1,724.38 Per Annum

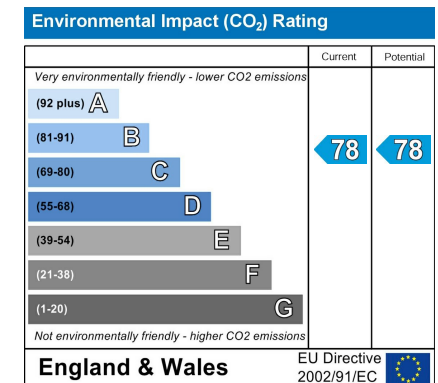
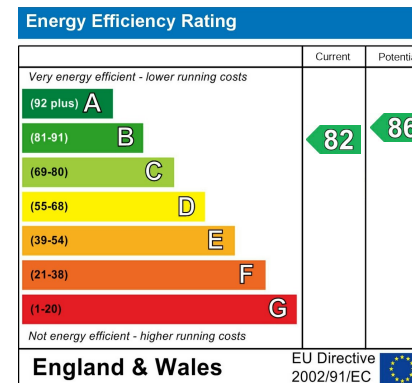
Ground Rent: £235 per annum

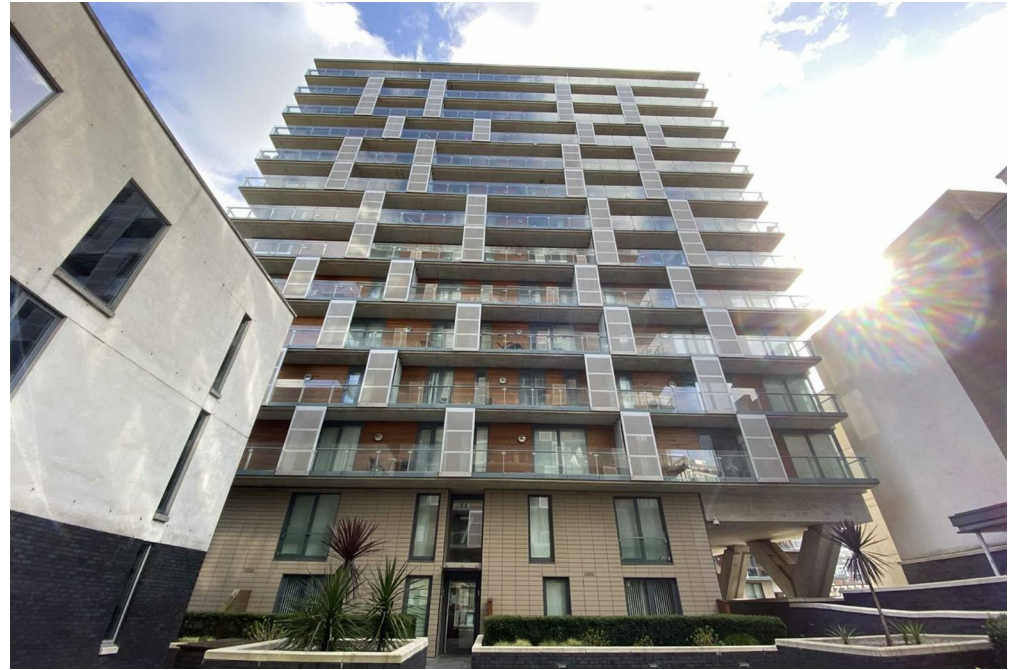
Lease: 250 years from 2006

Council Tax Band B

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







Measurements are approximate. Not to scale. Illustrative purposes only
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