



PLEASE  
KEEP THIS  
AREA CLEAR

# Apt 16 Fusion, 16 Middlewood Street, Core 2, Salford, M5 4LW

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

\*EWS1 IN PLACE - CASH BUYERS ONLY DUE TO GROUND RENT AMOUNT\*

Jordan Fishwick are delighted to bring to the market this fourth floor apartment in the popular Fusion development on Middlewood Street in Salford. Perfectly situated for access to the M602 and Regent Road Retail Park and walking distance from the city. Entrance hallway with storage cupboard, spacious living room with Juliet balcony with views over the communal gardens, stylish kitchen with a range of integrated appliances, master bedroom and second double bedroom and a contemporary bathroom with white suite. Some decoration updating required. NO ONWARD CHAIN.

## Auction Guide £100,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Modern Auction Method

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### Entrance Hallway

Fitted carpet, storage cupboard, electric heater. Doors radiating to all other rooms.

### Living Room

13'0" x 13'8"

Fitted carpet, Juliet balcony to front elevation. Television and telephone connection points. Wall mounted electric heater/ Door leading to separate kitchen.

### Kitchen

8'3" x 8'11"

Separate fully fitted kitchen with range of matching wall and base

units with sink unit, oven, hob and extractor hood, fridge/freezer, and washer/dryer. Tiled floor and part tiled walls.

### Master Bedroom

8'7" x 15'0"

Fitted carpet, Juliet balcony, Electric heater.

### Bedroom Two

7'11" x 8'11"

Fitted carpet, Double glazed window to front elevation. Electric heater.

### Bathroom

Three piece white bathroom suite with shower attachment over the bath, wash hand basin and w.c. Tiled floor and walls. Chrome heated towel rail.

### Additional Information

Service Charge: Currently £157.57 per month. Under review in April 2024

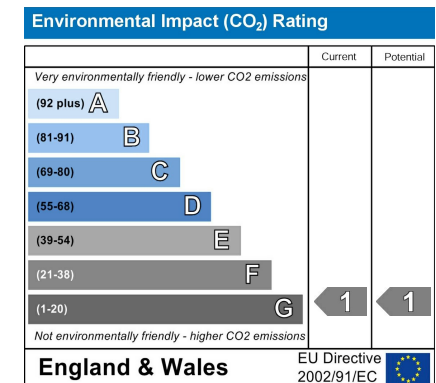
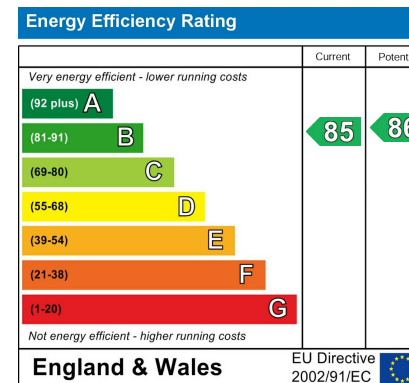
Ground Rent:£413 per annum. 10 year review, next one 2034

Lease: 150 years from 2004

Council Tax Band B

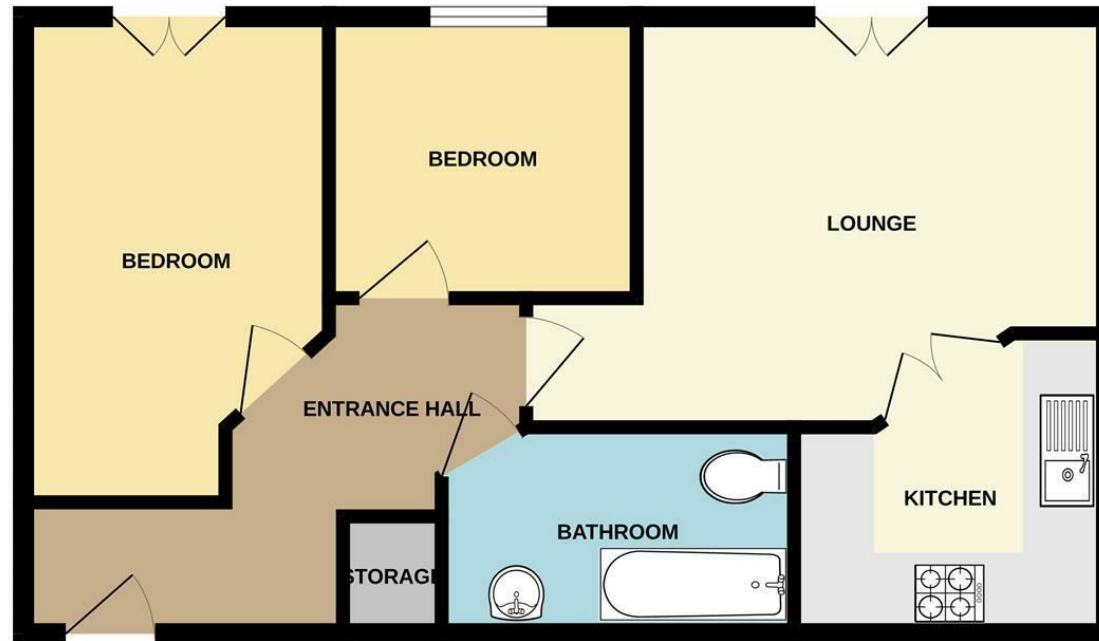
### Disclaimer

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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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