



macis



Apt 408 Madison Court, Broadway, Salford, M50 2UD

EWS1 AVAILABLE/MORTGAGE BUYERS INVITED

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM fourth floor apartment, just a short walk to Salford Quays and Media City. Offering great accommodation throughout, the property has entrance hallway leading to open plan living area with plenty of space. There is a gloss kitchen with integrated appliances and laminate flooring. Master bedroom is very large in size, and there is a second further double bedroom. Main bathroom with bath and shower over. Gated Parking Space Included! Bike storage and lifts to all floors. NO ONWARD CHAIN. TENANTED UNTIL NOVEMBER 2024 FOR £1050 PER MONTH **

Offers Over £165,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring. Intercom system. Cupboard housing washing machine.

Living Room/Kitchen

23'5" x 11'4"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and dishwasher. TV and telephone point. Wall mounted heater. Spotlights and ceiling light.

Bedroom 1

15'1" x 9'3"

Fitted carpet. Ceiling light. Wall mounted heater.

Bedroom 2

11'1" x 7'11"

Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

Bath with mixer shower over. Low level W.C. Sink with 2 tap holes. Heated towel rail. Shaver point.

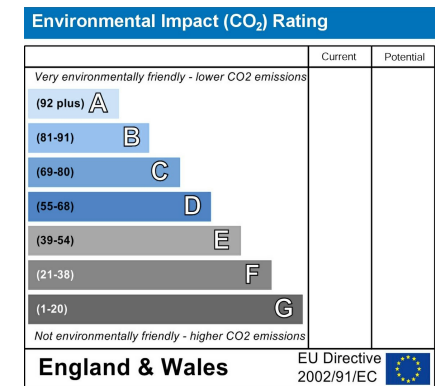
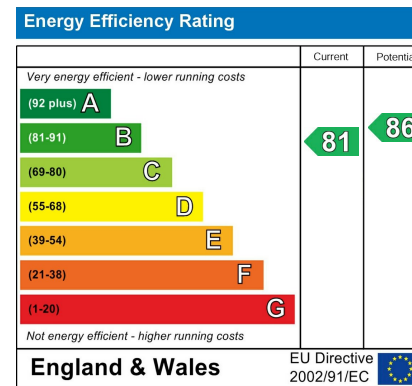
Additional Information

Service charges - £200 per month

Lease - 125 years from 2006

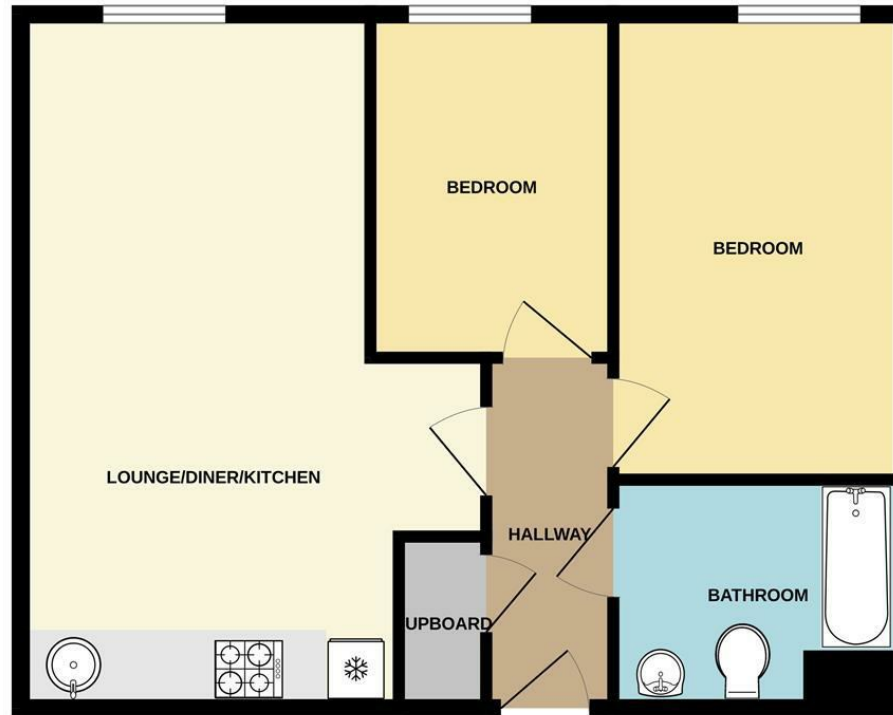
Ground rent - £175 per annum

Council Tax Band - C





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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