



# Apt 370 The Quadrant, Camp Street, New Broughton, Salford, M7 1ZN

\*EWS1 IN PLACE\* A 4th floor two bedroom apartment which is located in the New Broughton area in Salford. Entrance hall with storage, living room/kitchen, the living area has a balcony, the kitchen comes with fridge/freezer, oven, hob and extractor hood. Two bedrooms and en-suite shower room. There is also a three piece white bathroom suite with shower over the bath. The apartment comes furnished and benefits from with gated parking. Lifts to all floors. RENTED UNTIL JUNE AT £825 PCM. No onward chain.

## Price £140,000

### Viewing arrangements

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

#### Entrance Hall

Carpet. Ceiling light. Wall mounted electric heater.  
Cupboard housing washing machine and water tank.

#### Living Room/Kitchen

19'6" x 11'3"  
Range of wall and base units with worktops over. Sink with mixer tap. Freestanding fridge/freezer. Cooker with hob and extractor over. Carpet. Ceiling light. Wall mounted electric heater. TV and telephone point. Access to balcony.

#### Bedroom One

10'0" x 8'3"  
Carpet. Ceiling light. Wall mounted electric heater.

#### En-suite

Low level W.C. Sink with mixer tap. Shower cubical with mixer shower. Wall mounted heater.

#### Bedroom Two

9'11" x 7'10"  
Carpet. Ceiling light. Wall mounted electric heater.

#### Bathroom

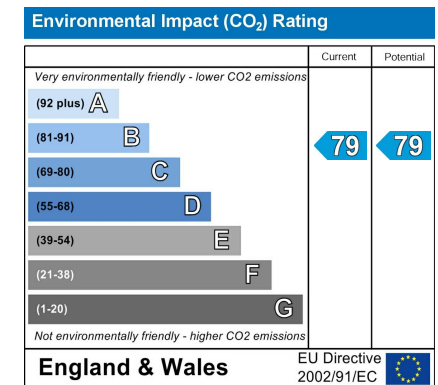
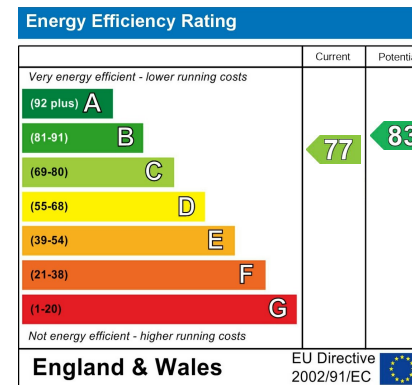
Low level W.C. Sink with mixer tap. Bath with mixer shower over. Wall mounted heater.

#### Externally

Lifts to all floor. Parking to rear. Private balcony.

#### Additional Information

Service charges - £177.13 per month  
 Ground rent - £100 per annum  
 Lease - 250 years from January 2007





## 4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

