



# Apt 364 Camp Street, New Broughton, Salford, Greater Manchester, M7 1ZN

A stunning corner aspect one bedroom fourth floor apartment located in the popular countryside development in New Broughton, Salford, less than 1.5 miles from the city centre. The property comprises: Entrance hallway with large storage cupboard leading to lounge with fully fitted kitchen and balcony. One double bedroom and modern shower room. Parking included. Council Tax Band A.

## Price £110,000

### Viewing arrangements

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

#### Entrance Hall

Wall mounted heater. Ceiling light. Storage cupboard.  
Telephone point.

#### Living Room/Kitchen

18'6" x 14'2"  
Range of wall mounted and base units with worktops over.  
Sink with mixer tap. Freestanding fridge/freezer. Cooker with  
hob and extractor over. Wall mounted heater. Ceiling light.  
TV and telephone point. Access to balcony

#### Bedroom

11'10" x 8'7"  
Fitted wardrobe. Wall mounted heater. Ceiling light.

#### Shower Room

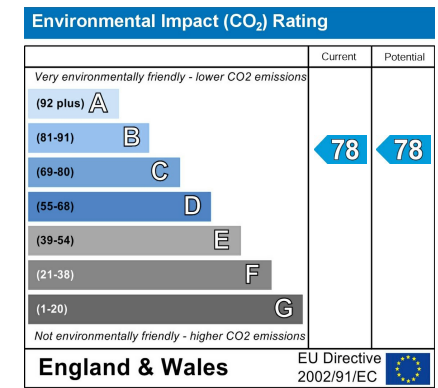
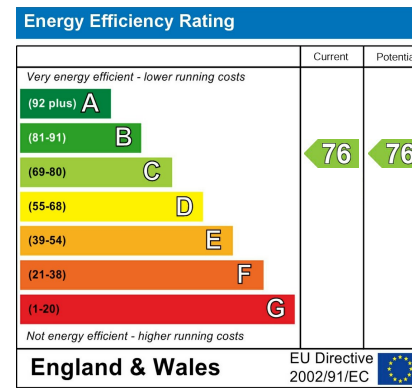
Low level W/C. Sink with mixer tap. Shower cubical with  
mixer shower. Wall mounted heater.

#### Externally

Lifts to all floor. Private balcony. Gated parking included.

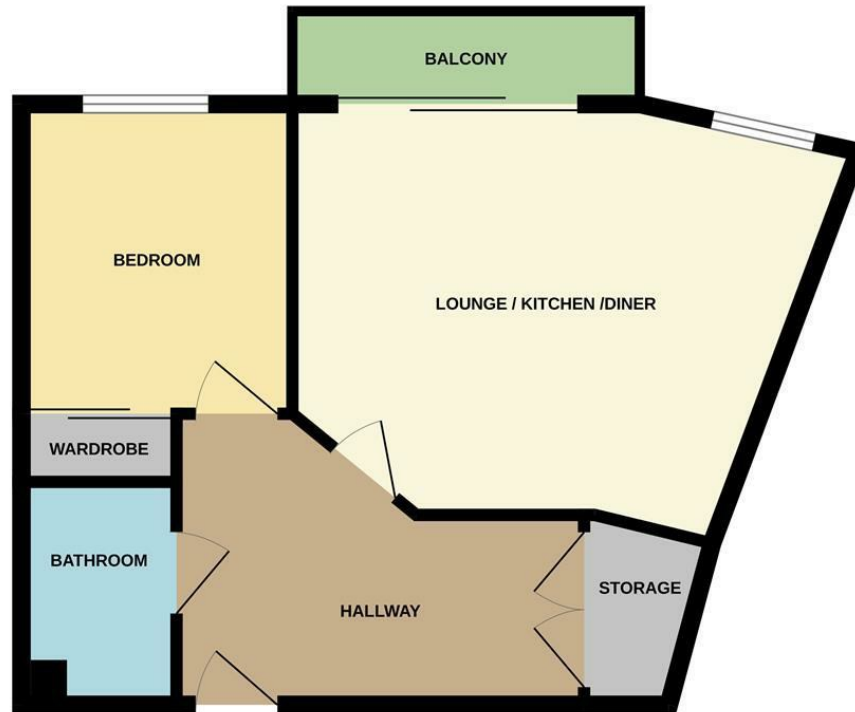
#### Additional Information

Ground rent - £100 per annum  
Lease - 250 years from 1 January 2007  
Service charges - £179 per month





## 4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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)

