

**APARTMENT 110 CITY POINT 2  
156 CHAPEL STREET  
SALFORD, M3 6ET**



**£119,200**

**City Point 2 is a large purpose built development by Bellway, standing proudly on the corner of Chapel Street and Trinity Way. The development is across the road to Salford Station, then over the bridge along Bridge Street to the modern Law Courts, Newly built RBS Head Office and sister buildings in the West End and for most an easy walk on to Deansgate, leading to many desirable shops, restaurants and bars. Designed and built to excite, City Points architecture uses contrasting materials and textures to create a uniquely fashionable and desirable living environment. This one bedroom, pleasant apartment. The flat is situated on the third floor and boasts a secure parking space. Property furnishings can be purchased under seperate negotiation.**

**Central location**

**Third floor**

**Apartment**

**Parking**

**New Build**

**1 Bedroom**

**Deansgate Area**

**Apartment 110 City Point 2**  
**158 Chapel Street**  
**Salford**  
**M3 6ET**

Located in block B, on the third floor.

As you come in from the hallway, there is a long corridor, about 21 feet long, which is carpeted in a beige cord carpet. There is a wall mounted electrical heater, two power points, a audio entry system, wall mounted, and there is access to the water heater which is located in the utility room, with plumbing for washing machine beneath.

Moving into the **main living area**, it is carpeted in the living area and there is flooring to the kitchen area. There are ample visible plug points, wall mounted electric panel heater, tv, fm, dab and satellite connection points, large floor to ceiling window, wall light.

The **kitchen area** has cream coloured fronted units with a wood effect work surface which has two circular inset stainless steel sinks, a four ring Hotpoint hob and a Hotpoint stainless steel fronted oven with stainless steel splashback and Hotpoint canopy stainless steel extractor hood. There are two display shelves, nine visible plug points and a separate electric cooker point. Kitchen comprises drawer units and base units. There is an extractor fan above this area.

The **bedroom** has two floor to ceiling windows, bringing good lighting, carpeted, beige brown carpet. Wall panel electric heater. Visible plug points with an aerial point. This is an angled room.

The **bathroom** comprises a three piece white suite, Roca, wash hand basin, wc and a bath with shower above, a glass shower screen, chrome heated towel rail. There is display shelving above the wash hand basin. Floor covering attractive rippled steel effect tile in the shower area and behind the wash hand basin. Circular light fitting and an extractor point above.

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Leasehold: 150 years from 2002  
Council Tax Band: Salford Council Tax B  
Service Charges: £687.68 P/A  
Ground Rent: £50 P/A

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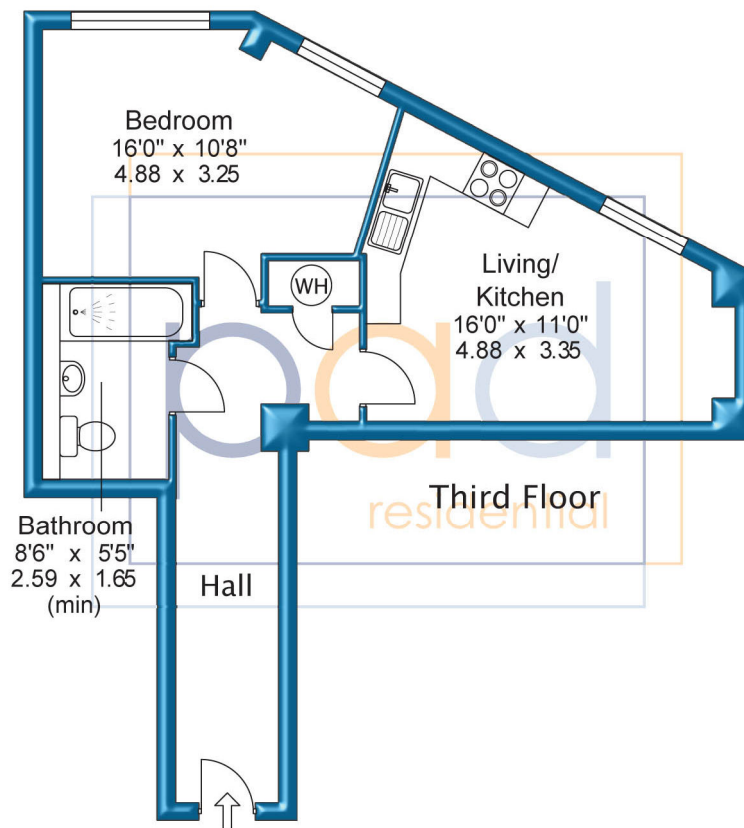
**ADDITIONAL PHOTOS**





## FLOORPLAN

Apt 110 City Point 2  
B Block  
Approx Gross Floor Area = 483 Sq. Feet  
= 44.9 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd Tel : 0113 258 7607 www.makingplans.com



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### **Important Notice**

No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property.

Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

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### **OFFICE HOURS**

**Monday : 9.30am to 5.30pm**

**Tuesday to Friday : 9am to 5.30pm**

**Saturday : 10am to 4pm**

**Sunday : 12pm and 3pm**