

**Apartment 85 City Point 2
156 Chapel Street
Salford
M3 6EU**



£139,950

This Bellway development called City Point 2 is located on the corner of Chapel Street and Bloom Street. Designed and built to excite, City Points architecture uses contrasting materials and textures to create a fashionable and desirable living environment. This 2 bedroom apartment, is situated on the second floor and features en-suite bathroom and an allocated parking space.

Central location

Second floor

2 Bedrooms

New Build

Apartment

Deansgate Area

Juliet Balcony

Excellent Condition

Tenanted

Fitton Business Agency Ltd. T/A Pad Residential
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OPEN SEVEN DAYS A WEEK

Company Registration No. 3439868
VAT Registration No. 787597643

Get the Number
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APARTMENT 85 CITY POINT 2, CHAPEL STREET, SALFORD, M3 6EU

Hallway

The hallway floor is carpeted, ceiling mounted smoke alarm, door entry phone, one double power point, electric panel heater, cylinder cupboard containing washer/dryer

Living Room

Approx 14'9" x 10'7"

The living room floor is carpeted, electric panel heater, five double power points, phone point, TV Ariel point, satellite point, FM point, balcony doors leading to a Juliet balcony

Kitchen

Approx 9'8" x 7'2"

The kitchen floor is tiled, kitchen units with cream fronts & wood block effect laminate worktops, matching wood block splash backs, two wall shelves, freestanding fridge/freezer, stainless steel oven & hob, stainless steel splash back & cooker hood, integral dishwasher, six double power points & one single power point, one and a half inset sink with mixer taps, cooker mains switch with power point & isolator switch for white goods, phone point

Master Bedroom

Approx 15'6" x 9'9"

The bedroom floor is carpeted, electric panel heater, phone point, TV Ariel point, three double power points

En-Suite

Approx 6'11" x 5'11"

The en-suite has got non-slip vinyl flooring, white washbasin, white WC, white shower tray, satin aluminum glazed shower cubical, mixer valve power shower, chrome heated towel rail, extractor fan

Second Bedroom

Approx 12'3" x 10'11"

The bedroom floor is carpeted, electric panel heater, two double power points

Bathroom

Approx 6'10" x 6'4"

The bathroom has got non-slip vinyl flooring, white three-piece suite with polished chrome fittings, chrome over bath power shower, glass shower side screen, chrome heated towel rail, ceiling mounted extractor fan

Outside

Benefits from secure parking space

Tenure: Leasehold, expires 01/01/2152

Service charges: £493.42 paid every 6 months [£986.84 per annum]

Ground rent: £100 per annum paid to Estates & Management Ltd, payable 1st January.

Council tax band: Band B with Salford City Council

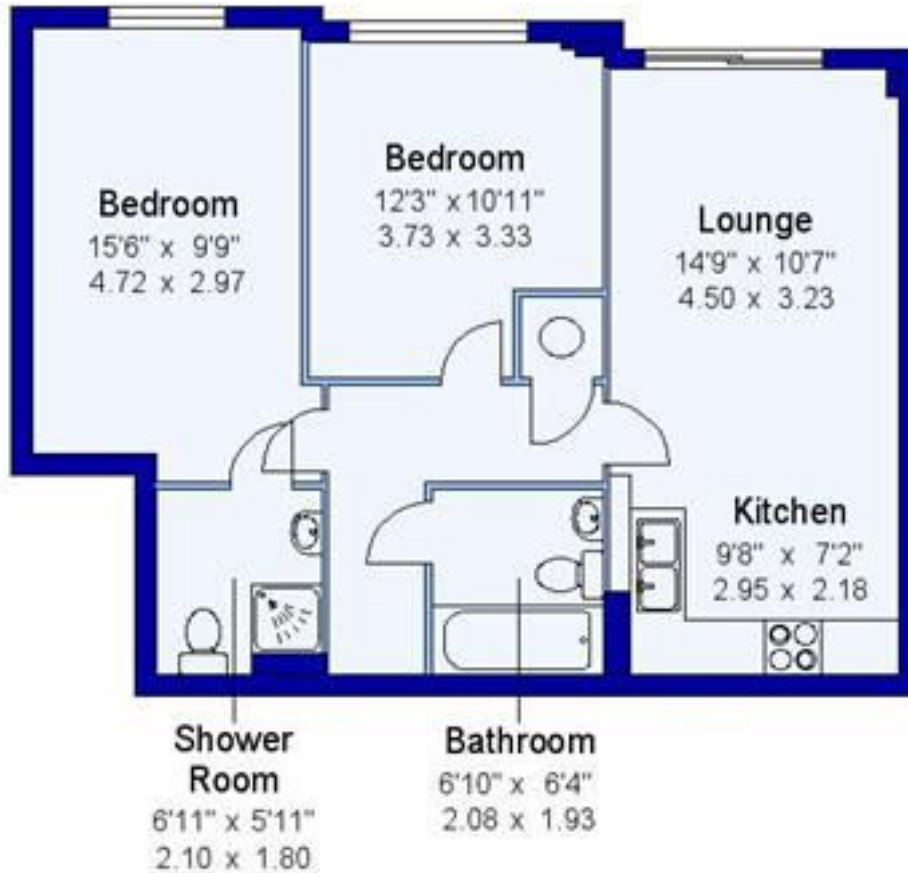
ADDITIONAL PHOTOS



FLOORPLAN

85 City Point 2

Approx Gross Floor Area = 683 Sq. Feet
= 63.5 Sq. Metres



For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd. Tel : 0113 258 7607

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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Your advantage in property

The advertisement for pad interior design features a dark background with a photo of a family in a framed box. The pad logo is in the top right. Below the photo is the text "Let our design team create comfort and breathe life into your property." A section titled "There are 3 pad packages" lists "STANDARD", "CORPORATE", and "EXECUTIVE". Below this is a paragraph of text: "In addition we also offer a special refresher package to bring your property back to life. A bespoke service is available to cater for your more specific needs. Details of all our packages are available on our website or you can give us a call to discuss your project, find out about a quote or request a brochure. From residential homes right through to show apartments and complete estates, we have the experience to provide a personal and detailed service that won't compromise your normal daily routine, making the whole experience easy and enjoyable - just the way you want it." At the bottom, it says "Call us now, and give your property the lifestyle it deserves!" and provides contact information: "74 Bridge Street Manchester M3 2BJ", "T: 0161 839 9454", "F: 0161 834 8441", "E: interiors@getapad.co.uk", and "www.getapad.co.uk/interiors".

OFFICE HOURS



Monday to Friday : 9am to 5.30pm

Saturday : 10am to 4pm

Sunday : 12pm and 3pm