



2 bed apartment to buy in M5

15 Trafford Road, Salford, Greater Manchester, M5 3NW

£110,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ 2 Bedroom Apartment
- ✓ Outside Balcony
- ✓ En-Suite Shower Room
- ✓ Open Plan Living/Dining/Kitchen
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

We are delighted to bring to the market this very well presented two-bedroom apartment situated on the seventh floor of the sought after X1 The Gateway, Salford. The apartment affords stunning views over Salford Quays and is within one-minute walk of Salford Quays Tram Station.

Property comprises entrance hall, open plan living/dining, fully integrated kitchen, two double bedrooms with master having en-suite shower room, additional shower room, outside balcony with stunning views of Salford Quays. Further benefits include concierge and residents gymnasium.

Tenanted until 17/10/2026 at £1,225.00 PCM

Service Charges: £2,216 PA

Lease Length: 999 Years.

Ground Rent: £350 PA (5 Year RPI) Review Date 01/01/2025

Council Tax Band: B

EPC Rated: C

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 994

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,216.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: None

Year built: 2019

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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