



1 bed apartment to buy in M3

9 Adelphi Street, Salford, Salford, Greater Manchester, M3 6GG

£117,500 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Limited Lending Pool
- ✓ 1 Bedroom Apartment
- ✓ Large Outside Terrace
- ✓ Modern Shower Room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £117500

Limited Lending Pool.

Be the first to view this exceptional one bedroom apartment at the award winning Adelphi Wharf Development Phase II. Located on the fifth floor, this bright spacious one bedroom apartment is ideal for both investors and home owners alike.

Adelphi Wharf is a brand new bespoke residential development and this property comprises of spacious double bedroom and a large open plan living and kitchen area leading to a private terrace area with stunning views, overlooking the River Irwell. This unit comes with resident parking, a fully fitted and integrated kitchen and well proportioned shower room. Residents have access to three roof terraces to take in the breathtaking scenery and are within walking distance of the City centre!

Adelphi Wharf is just off the A6 - Chapel Street, the busy route which links the two cities. It benefits from close proximity to this bus route, but doesn't have the traffic going past the front door. There are also two train stations which are within half a mile of the development.

EWS-1 Grade A-1

Currently tenanted @ £950 PCM

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £375.00

Annual Service Charge Amount: £2,305.00

Price: Starting Bid £117,500

Property Type: Apartment

Parking: Allocated

Year built: 2016

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

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

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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 

9 Adelphi Street, Salford, Salford, Greater Manchester, M3 6GG

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

