



2 bed apartment to buy in M5

Canterbury Gardens, Salford, Greater Manchester, M5 5AB

£100,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ 2 Bedroom Apartment
- ✓ Sold by Secure Sale
- ✓ Parking Space
- ✓ 2nd floor
- ✓ EPC Rating C

Key Information

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

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

Peter Anthony are pleased to market FOR SALE this immaculate and spacious two bedroom 2nd floor apartment. Situated within a quiet secure block with just two apartments per floor and extensive landscaped gardens to rear. Both the kitchen and bathroom have been recently upgraded and boiler recently replaced.

One allocated parking space included and lease has been extended in this owner only occupied block. Location is fantastic for surrounding Universities, Hospitals etc. Tram stop directly opposite the building.

Please note we have been advised it is not possible to let the property out on either a short term or long term basis.

Lease length 189 years from 1/1/1988 - 31/12/2176

Service charge £234.81pcm

Please call to arrange an early viewing

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 151

Annual Service Charge Amount: £2,818.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Communal

Year built: 1988

Construction materials: Brick and block

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: Yes

Required access: No

Heating: Gas

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		
(69-80) C	74	75
(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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