



2 bed apartment to buy in M3

New Bailey Street, Salford, Greater Manchester, M3 5GR

£210,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Property features

- ✓ 30th floor
- ✓ Two double bedrooms
- ✓ Two bathrooms
- ✓ Elevated city views
- ✓ EPC Rating B

Key Information

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

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**** Two Bedroom Apartment Tenanted Generating £21,000 Per Year ****

An exceptional investment opportunity offering elevated city living in this premium two double bedroom, two bathroom apartment, with incredible views across the city, approximately 710sqft of accommodation and an attractive rental income of £21,000 per annum. Situated in the sought-after Riverview Affinity Living development, residents benefit from an impressive range of exclusive facilities, including a 24-hour concierge service, residents' gymnasium, two private cinema rooms, and exclusive resident events.

The property is ideally positioned on New Bailey Street, just moments from Spinningfields, Deansgate, and Salford Central station, making it particularly attractive to both professional tenants and investors seeking a prime city centre location.

With no onward chain, excellent resident facilities, and strong rental return, this property represents a fantastic investment opportunity in the heart of Manchester.

Annual service charge - £3600 per annum

Ground rent - £500.00 per annum

Lease length remaining - 243 Years

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 243

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £3,600.00

Price: Starting Bid £210,000

Property Type: Apartment

Parking: None

Year built: 2019

Construction materials: Insulated concrete framework

Roofing type: Flat

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

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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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