

C&R

Commercial & Residential

Properties

£245,000

The Old Court House, Salford, M3 6FJ



2

Bedrooms



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990 



Offered to the market with no onward chain. C & R City are pleased to bring to the market a unique opportunity to purchase a well presented two bedroom apartment situated in The Old Court House. The Old Court House is a stunning converted development situated nearby to the Chapel Street regeneration area and just a short stroll in to the City Centre. Offering an array of unique features such as high ceilings and large feature windows, the superb apartment is positioned on the first floor of the development. The property briefly comprises of a spacious hallway, open plan living area, two double bedrooms a three piece bathroom suite & three storage areas. Parking is also available. The flat is eligible for residential parking permits at £50 per annum for the front cobbled area to the building.

Years remaining on the lease: 102
Service Charge & Ground Rent: £150pcm.

The lease is owned by the residents of the building.

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Open Plan Living Area *6.88m x 3.14m (22.57ft x 10.30ft)*

Light and airy living room with window overlooking rear elevation. Refitted Kitchen with a range of wall and base units. Incorporating sink/drainage, hob with extractor over. New wood laminate flooring. Wall mounted heater. Ceiling light points.

Master Bedroom *3.16m x 3.12m (10.37ft x 10.24ft)*

Spacious and bright master bedroom, newly fitted carpet, wall mounted heater, ceiling light points.

Bedroom Two *3.01m x 3.51m (9.88ft x 11.52ft)*

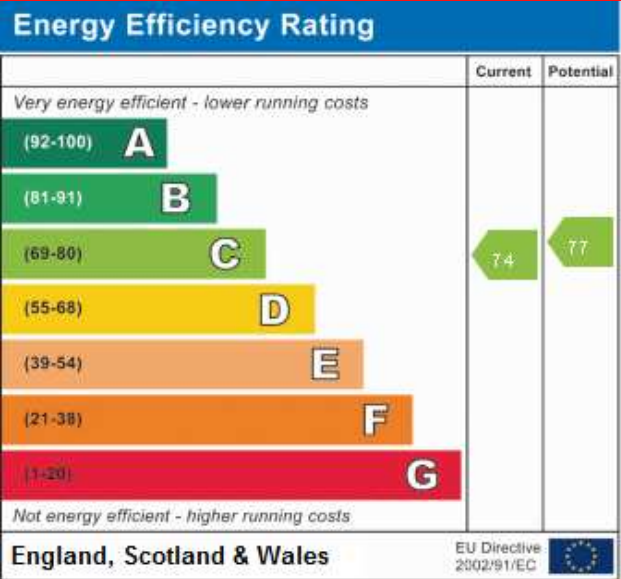
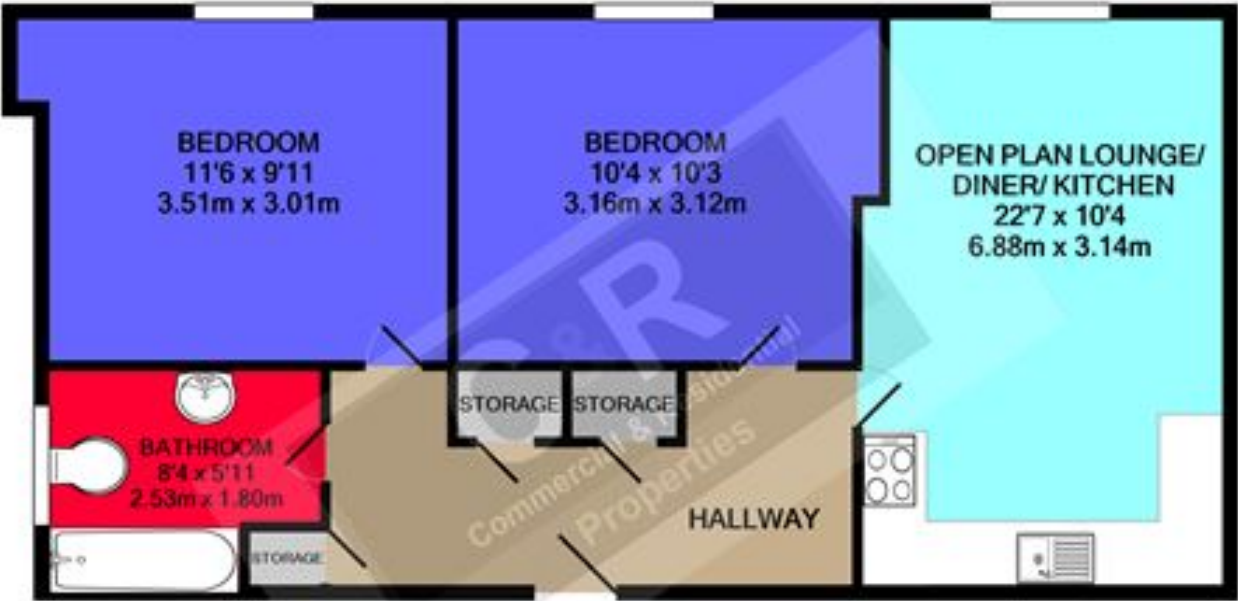
Spacious and bright second bedroom, newly fitted carpet, wall mounted heater, ceiling light points.

Bathroom *2.53m x 1.80m (8.30ft x 5.91ft)*

Three piece suite comprising low level WC; wash hand basin; panelled bath with mixer tap. Tiled walls and floor. Ceiling light point. Window to side elevation.

Hallway *1.59m x 5.20m (5.22ft x 17.06ft)*

Providing access to all rooms, phone intercom, ceiling light point, wall mounted heater, newly fitted wood laminate flooring.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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