



**JULIE TWIST
PROPERTIES**



Olivia Court, Asgard Drive, Salford

Offers Over £85,000

This two bedroom apartment is located within the Olivia Court block of the Regent's Park development in Salford. Set on the top floor, this property offers large living room which leads off to a balcony, separate kitchen, two double bedrooms and a three piece bathroom. The property has the added benefit of a loft and communal parking. The property is in need of complete renovation throughout so would be the ideal project for someone. Olivia Court is only a 5 minute walk from the Sainsbury's store and Regent Road Retail Park. The city centre is about a 20 minute walk away and the property has easy access to Salford Quays too.

- Two Double Bedrooms
- Top Floor
- Renovation Required
- Balcony
- 5 Minute Walk to Sainsbury's
- Communal Parking
- Loft
- 20 Minute Walk to City Centre

GENERAL

Rental Yield: When the property has been renovated, we would estimate this property would achieve £650pcm.

Service Charge: £1776 pa

Ground Rent: Included in the service charge

Lease: 125 years from 01.01.1984

Council Tax Band: A, £1,111.30 pa

Management Company: Block Property Management

HALLWAY

Carpeted flooring, wall mounted heater, intercom entry phone, ceiling lighting.

LIVING ROOM

Two windows with secondary glazing, carpeted flooring, phone/tv point, ceiling lighting and door to the balcony.

KITCHEN

Separate kitchen comprising window to the balcony area, stainless steel sink with drainer, space for oven and fridge/freezer, lino flooring and ceiling lighting.

BEDROOM 1

Window with secondary glazing, carpeted flooring and ceiling lighting.

BEDROOM 2

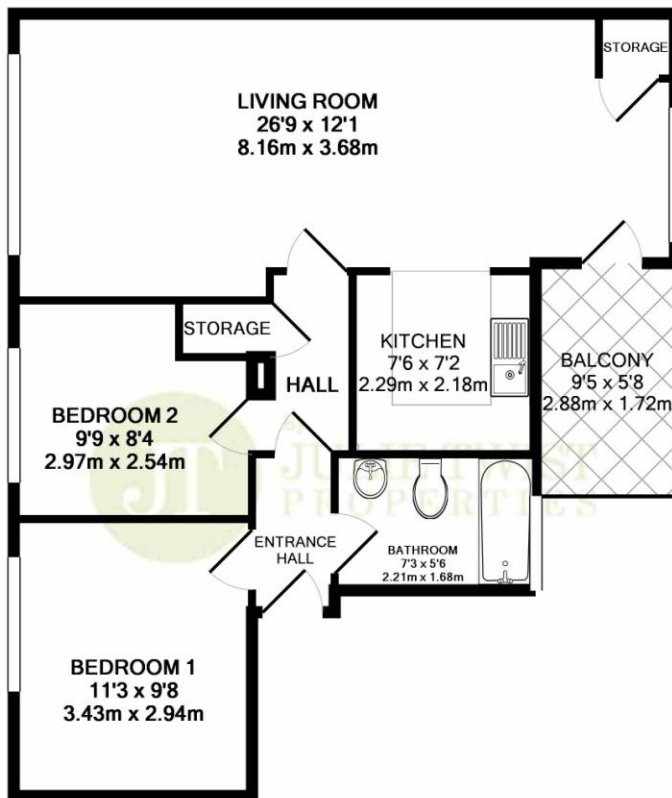
Window with secondary glazing, carpeted flooring and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath, WC, sink, partially tiled walls, window, lino flooring and ceiling lighting.

PARKING

There is communal parking with the development.



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

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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