



**JULIE TWIST
PROPERTIES**



Platt House, 5 Elmira Way, Saltra, Salford

Offers Over £155,000

A modern open plan design apartment in the development located on the fringe of the Salford Quays. The unit is finished to a high specification and comprises: two bedrooms with an en-suite to the master, double second bedroom, a separate stylish bathroom. The living area benefits from a contemporary open-plan and has double French doors which open inwards to reveal a Juliet balcony. The kitchen is finished in black maple style worktop with white satin cupboards. A parking space is available in the car park below and the Metro station is close by for a fast link to the City Centre.

- 2nd Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Modern Open Plan Design
- Juliette Balcony
- Secure Parking
- Near Tram Station
- Close to Salford Quays

GENERAL

Rental Yield: 6% (Based on expected rental of £775pcm)
Service Charge: £1571.88 pa
Ground Rent: £276.19 pa
Lease: 125 years from 2005
Council Tax Band: B, Aprx £1,296.51 pa
Management Company: Trinity Estates
Periodic tenancy in place

LIVING ROOM / KITCHEN

21' 5" x 14' 1" (6.53m x 4.29m) A spacious living room with re-fitted high quality carpet, double glazed double doors opening to a Juliette balcony, TV point, two telephone points, two wall mounted storage heaters. The kitchen area is fitted with a modern range of base and wall cupboards with work tops over, integrated electric hob with oven and extractor canopy, sink and drainer unit with mixer tap over, space dishwasher and washing machine, space for free standing fridge freezer, recessed ceiling down lighters, grey lino flooring.

MASTER BEDROOM

11' 6" x 9' 8" (3.51m x 2.95m) A beautifully presented double bedroom with newly fitted carpeting, double glazed window to the front elevation, TV point, telephone point, recessed ceiling down lighters, wall mounted electric heater. Door to en-suite.

SECOND BEDROOM

11' 6" x 9' 8" (3.51m x 2.95m) A second full size double bedroom with newly fitted carpeting, double glazed window to the front elevation, wall mounted electric heater, recessed ceiling down lighters

BATHROOM

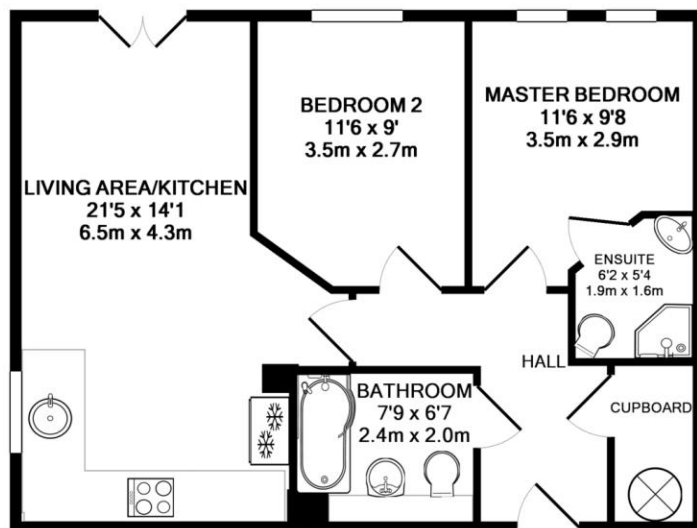
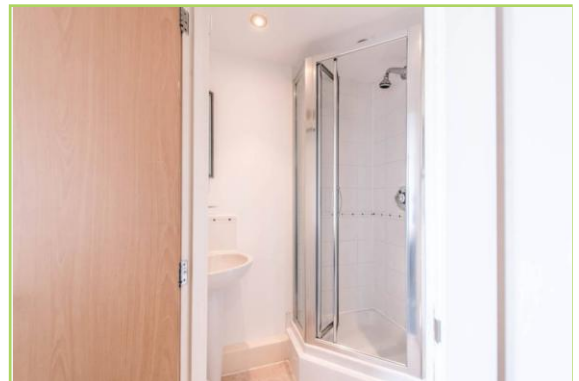
7' 9" x 6' 7" (2.36m x 2.01m) The master bathroom has white three piece suite comprising of low level WC, wash hand basin set within a vanity unit, largewall mounted mirror, shower above bath, tiled flooring and complementary tiling to the walls, wall mounted towel rail.

ENSUITE

6' 2" x 5' 4" (1.88m x 1.63m) Fitted with a three piece suite to comprise; shower cubicle with shower attachments, low level WC, wash hand basin, tiled walls and flooring, extractor fan, wall mounted heated towel rail, recessed ceiling down lighters.

PARKING

The apartment comes with a parking space in the secure car park.



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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