



Melmerby Court, Salford

Asking Price Of £110,000

This two bedroom apartment is located within the Melmerby Court block of the popular St James Park development in Salford. This first floor apartment recently refurbished offers a spacious living room, two great sized double bedrooms, separate fitted kitchen and a new three piece bathroom. The development further benefits from secure entrance communal hallway, beautifully maintained communal gardens with seating and barbecue area, residents gym, sauna and a secure allocated parking space. The property is fitted with gas central heating and double glazed windows throughout.

- Two Double Bedrooms
- Separate Modern Kitchen
- Modern Bathroom
- Secure Parking Space
- Communal Gardens
- First Floor Apartment
- Residents Gym & Sauna
- Great Investment



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DESCRIPTION

Melmerby Court is located only a three minute walk from the Langworthy Metrolink stop, putting you within easy reach of the city centre and Salford Quays. There are serval convenience stores, a pharmacy and a post office all within walking distance.

GENERAL

Rental Yield: 7.3% (Based on expected rental of £675pcm)
Service Charge: Approx: £1,250pa
Ground Rent: Peppercorn
Lease: 125 years from 01.10.1987
Management Company: Manchester Residential Management
Tenanted till end of December 2019

HALLWAY

Mosaic ceramic floor tiles, ceiling light, wall mounted mirror, alarm system, intercom system, fuse box, storage room, access to all rooms.

LIVING ROOM

Pine strip flooring, double glazed windows, feature wall, views over communal area, ceiling light, TV point, wall mounted radiator.

KITCHEN

Mosaic tiled flooring, fully fitted modern kitchen, ceramic tiled splash-back, white eye and low level kitchen units with granite effect worktop, electric oven, ceramic hob, built-in fridge freezer, built-in dishwasher, Combi gas central boiler, stainless steel sink and mixed tap.

BEDROOM 1

Pine strip flooring, double glazed window over looking communal gardens, ceiling light, TV point, wall mounted radiator.

BEDROOM 2

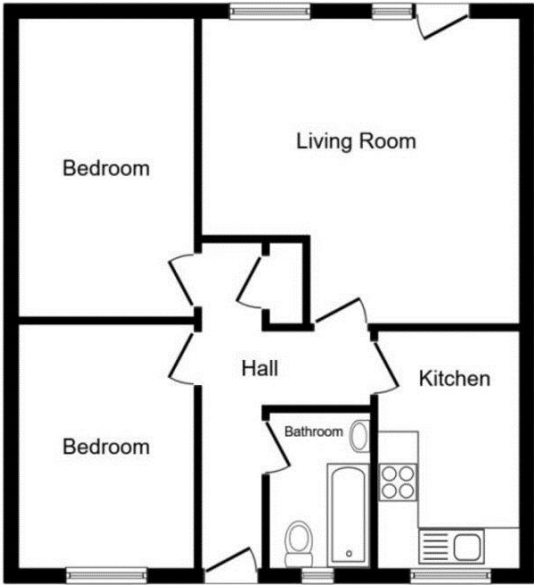
Pine strip flooring, double glazed window, ceiling light, TV point, wall mounted radiator.

BATHROOM

Mosaic ceramic tiled flooring, refurbished modern bathroom, WC, bath with glazed shower screen, shower over bath, wash basin with mixed tap, ceiling light, chrome radiator, two mirrored vanity cabinets.

PARKING

There is one allocated parking space included in the sale of the property, also the property benefits from a residents guyn and sauna and landscaped communal gardens.



Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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