



Melmerby Court, Salford - Asking Price of £117,500

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.

Check out the 360 tour to appreciate even more this lovely apartment!

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 several convenience stores, a pharmacy and a post office all within walking distance.

- 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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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

HALLWAY

Mosaic ceramic floor tiles, ceiling light, w all 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, w all 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, w all mounted radiator.

BEDROOM 2

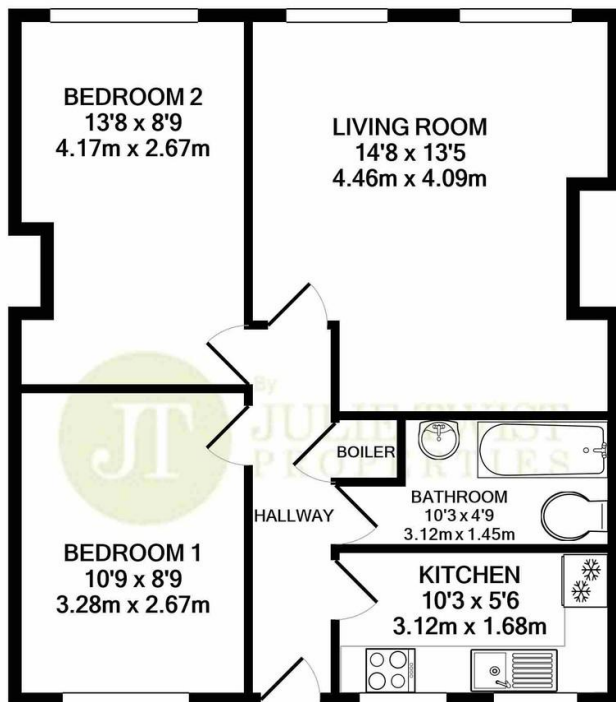
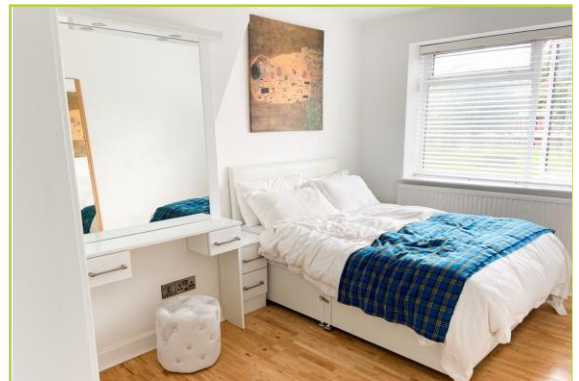
Pine strip flooring, double glazed window, ceiling light, TV point, wall-mounted radiator.

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 gym and sauna and landscaped communal gardens.



TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 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

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

