



Spectrum, Block 5, Blackfriars Road, Salford

Offers Over £215,000

This two bedroom apartment is located in the popular Spectrum development located on Blackfriars Road. Set on the third floor, this property offers a spacious living room which leads out onto the full-length balcony overlooking the communal gardens below. The kitchen is open and has integrated appliances plus room for a dining table. There are two double bedrooms which both have access onto the balcony and the master bedroom has access to the ensuite bathroom. There is a modern three piece bathroom and an allocated parking space included. Spectrum has the benefit of a 24hr concierge service and is only a short walk from Deansgate and Greengate offering easy access to plenty of bars, shops and restaurants, plus has easy access onto Trinity Way.

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- 24hr Concierge
- Third Floor
- Minutes to Deansgate
- Easy Access to Trinity Way
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GENERAL

Rental Yield: 5.2% (Based on expected rental of £925pcm)
Service Charge: £2200 pa
Ground Rent: £300 pa
Lease: 250 years from 01.06.2006
Council Tax Band: D, Aprx £1,666.96 pa
Management Company: Clearwater
Tenancy in place until 04.06.18 paying £925pcm

HALLWAY

Laminate flooring, cupboard housing the boiler and spotlights.

LIVING ROOM

Double glazed window and sliding door to the balcony, carpeted flooring, phone/tv point, wall mounted heater and ceiling lighting.

KITCHEN

Open plan to the living area, the kitchen comprises a range of wall and base units, integrated fridge/freezer, integrated dishwasher, stainless steel sink with mixer tap and drainer, four ring hob with extractor over, built-in oven, stainless steel splashback, under-unit lighting, tiled flooring and ceiling lighting.

MASTER BEDROOM

Double glazed door to the balcony, carpeted flooring, wall mounted heater, ceiling lighting and access to the ensuite bathroom.

ENSUITE

Accessed via the master bedroom the ensuite comprises bath with shower attachment over, WC, wash hand basin with mixer tap, tiled flooring, partially tiled walls, heated towel rail and spotlights.

BEDROOM 2

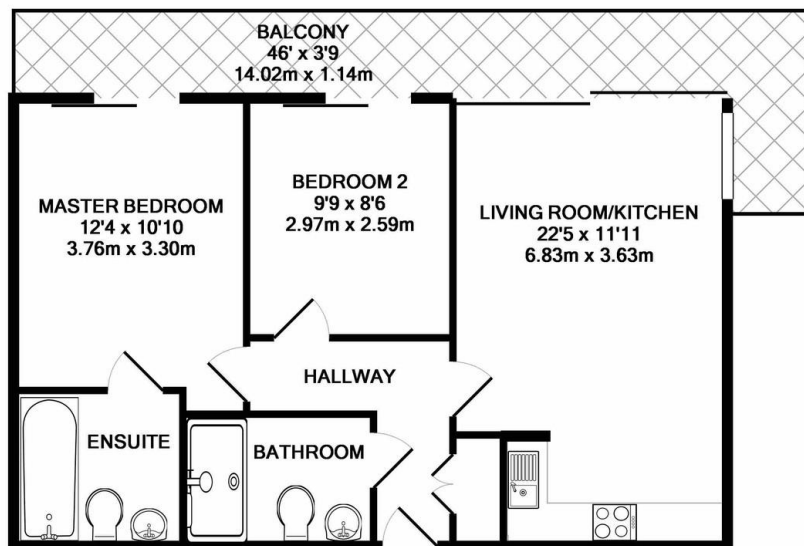
Double glazed door to the balcony, carpeted flooring, wall mounted heater and ceiling lighting.

BALCONY

Accessed via the living room and both bedrooms, the balcony has timber decking and glass balustrade overlooking the communal gardens below.

PARKING

There is one allocated parking space included in the sale of the property.



TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 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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