



**JULIE TWIST
PROPERTIES**



Kielder Square, Eccles New Road

Asking Price Of £95,000

This two bedroom apartment is located within the Kielder Square block of the popular St James Park development in Salford. This top floor apartment offers a spacious living room, two great sized double bedrooms, separate fitted kitchen and a three piece bathroom. The development further benefits from secure entrance communal hallway, beautifully maintained communal gardens with seating and barbecue area, residents gym and a secure allocated parking space. The property is fitted with gas central heating and double glazed windows throughout. Kielder Square is located only a ten minute walk from the Weaste Metrolink stop, putting you within easy reach of the city centre and Salford Quays.

- Two Double Bedrooms
- Allocated Parking Space
- Separate Kitchen
- Gas Central Heating
- Short Walk to Weaste Metrolink
- Top Floor Apartment
- Residents Gym
- 10 Min Drive to City Centre

GENERAL

Rental Yield: 7.9% (Based on expected rental of £625pcm)

Service Charge: £1124.88 pa

Ground Rent: N/A

Lease: 125 years from 01.10.1987

Council Tax Band: A, £1111.30 pa

Management Company: Manchester Residential Management

Tenancy in place until 28.06.18 paying £600pcm

HALLWAY

Laminate flooring, ceiling lights, intercom entry phone and access to storage cupboard.

LIVING ROOM

Two double glazed windows, laminate flooring, radiator, phone/tv point and ceiling lighting.

KITCHEN

Separate kitchen comprising wall and base units, space for fridge/freezer, space for washing machine, oven with four ring hob over, stainless steel sink with mixer tap and drainer, lino flooring, boiler and ceiling lighting.

BEDROOM 1

Double glazed window, laminate flooring, radiator and ceiling lighting.

BEDROOM 2

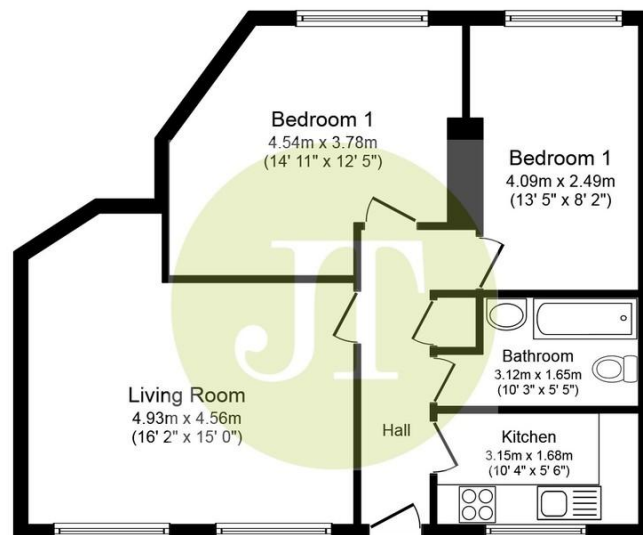
Double glazed window, laminate flooring, radiator and ceiling lights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, lino flooring, extractor, wall light and ceiling lighting.

PARKING

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



Floor Plan

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 62.0 sq. m. (667 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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 where 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.

