



Apartment 604 The Exchange, Elmira Way, Salford, M5  
**Asking Price £165,000**



**\*\* CASH BUYERS ONLY \*\* NO CHAIN \*\*** A stunning two bedroom apartment located on the sixth floor of a modern purpose built development at Elmira Way in Salford and perfectly positioned for those seeking a blend of comfort and convenience. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout. Furthermore, the property boasts an impressive terrace area perfect for entertaining guests. The Exchange offers residents an on site gym and is conveniently located close to a variety of amenities with easy access to both Manchester city centre and Media City via Metrolink or bus routes. Sold with vacant possession. EPC rating (C)

Lease: 138 years from 2015  
 Ground Rent: £333 P.A.  
 Service Charge: £2,706.00 P.A.

- Sold with Vacant Possession
- Sixth Floor Position
- Two Shower Suites
- Salford Quays Location Close to Media City
- Impressive Private Terrace
- Stylish Two Bedroom Apartment
- No Onward Chain
- On Site Residents' Gym
- Walking Distance to Shops & Tram Stop
- Spacious Open Plan Living Room

