



11 Trinity Court, Salford, M3 6DX

Offers Over £170,000



**** SECURE PARKING SPACE INCLUDED**** An immaculate two bedroom apartment located on the first floor of a well maintained development on the periphery of Manchester city centre. The property is positioned behind Salford Cathedral in a quiet residential area of Salford and is a few minutes walk from Spinningfields, Middlewood Locks and Salford Crescent train station. It would be suitable for first time buyers and investors with an achievable rental income of £14,000. The accommodation has been well presented by the current resident and briefly comprises; entrance hallway, spacious living room with Juliet balcony, separate modern fitted kitchen with appliances, two double bedrooms (master with storage cupboard) and a three piece bathroom suite. No onward chain. EPC rating (C)

Lease: 999 years from 1995
Ground Rent: Peppercorn
Service Charge: Approx. £1500 PA

- Two Double Bedrooms & Juliette Balcony
- First Floor Position
- Suitable for First Time Buyers & Investors
- Separate Kitchen with Appliances
- Long Lease & Peppercorn Ground Rent
- Immaculate Presentation
- Secure Parking Space Included
- Close to Manchester City Centre
- Quiet Location Behind Salford Cathedral
- Walking Distance to Salford Crescent Train Station & Peel Park

