



70 The Royal, Wilton Place, Salford, M3 6FT

**£1,600 Per Calendar Month**



\*\* SECURE ALLOCATED PARKING SPACE INCLUDED \*\* ONLY SUITABLE FOR TWO SHARERS OR A SMALL FAMILY \*\* Available 22nd December. Part Furnished. This impressive two bedroom duplex apartment boasts a wealth of space and benefits from a sizeable terrace. The top floor property forms part of a popular converted development which stands on the southern end of Chapel Street in an area which has dramatically transformed over recent years into an exciting hub of activity fuelled by an increase in the number of independent bars, cafes, restaurants and newly built developments. In contrast, there is impressive original architecture nearby comprising; the Grade II listed Salford Cathedral, St Philips Church and former Town Hall at Bexley Square. Manchester City Centre is a short walk away and a few minutes in the opposite direction you will find Peel Park and Salford Crescent train station. The spacious accommodation briefly comprises; entrance hallway with under stairs storage, two double bedrooms, office/study room, luxury en suite shower room off the master and matching three piece bathroom suite to the ground floor. Upstairs there is a fantastic kitchen diner with Velux windows and a bright open plan living room with steps leading to a shared terrace area overlooking the rear car park. EPC rating (C) Council tax band (D)



- Available 22nd December
- Top Floor Position
- Luxury Bathroom and En Suite Shower Room
- Shared Terrace
- Short Walk from Manchester City Centre
- Part Furnished Apartment
- Two Bedroom Duplex Property + Office
- Secure Allocated Parking Space Included
- Close to Salford Crescent Train Station & Peel Park
- Minimum Six Month Tenancy