



Apartment 1210 The Gateway, 15 Trafford Road, Salford, **£185,000**



**** BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £185,000 ** LIMITED LENDER ****
 Located on the twelfth floor of a modern purpose built development on the outskirts of Salford Quays, this impressive three bedroom apartment boasts a corner aspect position with stunning views towards The Quays and MediaCityUK. As the name suggests, The Gateway occupies a convenient position leading into Salford Quays and Manchester city centre with a number of useful transport links on the doorstep as well as several shops and restaurants. The apartment offers a bright open plan living room with floor to ceiling windows, three double bedrooms, en suite shower room, main shower room off the hallway and private balcony overlooking Ordsall Park. Residents also have access to an on site gym. Tenanted until June 2026. EPC rating C.

Lease: 999 years from 2020
 Annual Ground Rent: £470
 Annual Service Charge: £3864

- THREE DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- SHORT WALK FROM MEDIA CITYUK & EASY ACCESS TO MANCHESTER CITY CENTRE
- TENANTED @ £1700 PCM
- PRIVATE BALCONY OFF KITCHEN
- 12TH FLOOR CORNER ASPECT APARTMENT
- SALFORD QUAYS LOCATION
- ON SITE RESIDENTS GYM
- BEING SOLD VIA 'SECURE SALE'
- LIMITED LENDING POOL

