



## Apartment 4 The Mill, South Hall Street, Salford, M5 4JH

**£200,000**



**\*\* ACCESS TO TERRACE OVERLOOKING RIVER IRWELL \*\*** This fantastic ground floor apartment is one of just four in the development which offers access to a shared terrace overlooking the River Irwell. It is currently tenanted until February 2026 at £1450pcm and would be an excellent investment opportunity given its close proximity to the many attractions in Manchester city centre and Salford Quays. The Mill is a short distance from Regent Road Retail Park and is set back from the main road on the banks of the River Irwell. The well positioned property is fully glazed on one side of the living room with floor to ceiling windows and double doors leading to the inviting outside space. There are two double bedrooms, a fitted kitchen with appliances, bathroom and storage cupboard in the hallway. There is one allocated parking space which is located in the car park at the front of the building. EPC rating (C)

Lease: 999 years from 2001

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Bright Open Plan Living Room with Floor to Ceiling Windows
- Access to Shared Terrace Overlooking River Irwell
- Short Distance from Manchester City Centre & Salford
- Tenanted until February 2026 at £1450pcm
- Secure Allocated Parking Space Included
- Close to Regent Road Retail Park
- EWS1 Form Available
- No Onward Chain

