



1 Twillbrook Drive, Salford, M3 7AR
Asking Price £165,000



**** LONG LEASE & NO ONWARD CHAIN **** This two bedroom apartment forms part of an established low rise development on the periphery of Manchester city centre in a convenient and quiet residential location. It has been newly redecorated throughout by the current owner and benefits from recently upgraded windows (2022) and a modern bathroom suite. The building is a short walk from the city centre via Blackfriars Road and is close to a number of transport links including Trinity Way, bus network and Victoria train station. It offers well maintained communal areas including a secure garden to the rear and the apartment includes one allocated parking space right outside the front entrance. Sold with vacant possession and benefiting from a long lease, this excellent property would be ideal for both first time buyers and investors. EPC rating C. Council tax band A.

Lease: 999 years from 1996
 Annual Ground Rent: £0
 Annual Service Charge: £1,958
 Management Company: Premier Estates

- TWO BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE TO FRONT
- NO ONWARD CHAIN
- DUAL ASPECT POSITION
- SHORT WALK FROM MANCHESTER CITY CENTRE & AMENITIES
- WELL MAINTAINED COMMUNAL AREAS INCLUDING GARDEN
- MODERN BATHROOM SUITE & NEW CARPETS IN BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- RECENTLY REDECORATED THROUGHOUT
- CONVENIENT RESIDENTIAL LOCATION

