



## Flat 62 Linen Court, Salford, M3 6JG

**£165,000**



**\*\* NO ONWARD CHAIN \*\* ALLOCATED PARKING SPACE INCLUDED \*\*** This well presented two bedroom property occupies a top floor position in a popular and convenient residential location along the banks of the River Irwell and would be suitable for both first time buyers and investors. The apartment forms part of Trinity Riverside which is a secluded area of Salford with easy access to transport links including Salford Crescent train station and a selection of bars, shops and cafes along Chapel Street. It's a short distance from Manchester city centre and a few minutes from Peel Park. The bright and spacious accommodation briefly comprises; entrance hallway, dual aspect living/dining room, modern fitted kitchen, two double bedrooms and a three piece bathroom suite. EPC rating (E) Council tax band (B)

Lease: 125 Years from 1992  
Ground Rent: Peppercorn  
Service Charge: £1748 P.A.

- Top Floor Position with Dual Aspect
- Allocated Parking Space Included
- Easy Access to Transport Links & Amenities
- Excellent Investment Opportunity
- Quiet Residential Location
- Two Double Bedrooms
- Short Distance from Manchester City Centre & Salford Quays
- Close to Salford University & Peel Park
- No Onward Chain
- Sold as Seen

