



## Apartment 40 Alto (Block A) Sillavan Way, Salford, M3

### Offers Over £250,000



**\*\* NO ONWARD CHAIN \*\* EWS1 FORM WITH B1 RATING - MORTGAGE BUYERS WELCOME \*\*** This immaculate three bedroom apartment occupies a corner aspect position on the fourth floor of a well maintained and convenient purpose built development which is a mere few minutes walk from Spinningfields and Deansgate. It offers an on site concierge service and provides easy access to several transport links including Trinity Way, Victoria Train Station and Salford Central Station. The beautifully presented accommodation briefly comprises; entrance hall, bright open plan living room with Juliette balcony, modern fitted kitchen with integrated appliances, three double bedrooms, bathroom and en suite shower room. EPC rating (C)

Lease: 250 years from 2014  
Annual Ground Rent: £350  
Annual Service Charge: £2,600

- Spacious Three Bedroom Apartment
- No Onward Chain
- Well Maintained Communal Courtyard
- Short Walk from Deansgate & Spinningfields
- EWS1 Form with B1 Rating
- 24 Hour Concierge Service
- Corner Aspect Position
- Bathroom + En Suite Shower Room
- Close to Salford Central Train Station
- Juliet Balcony

