



**Alto, Sillavan Way, Salford, M3 6GF**

**Offers Over £230,000**



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\*\* EWS1 FORM IN PLACE WITH B1 RATING \*\* Alto is a modern purpose built development located on the fringes of Manchester city centre and a short walk from Deansgate, Spinningfields Business district and Greengate. It offers an on site concierge service, an inviting communal courtyard with water features and easy access to transport links including Salford Central Station and Trinity Way. The immaculate accommodation has been well maintained by the current owners and briefly comprises; entrance hallway with storage/utility cupboard off, open plan living room with access to the Juliette balcony with impressive views towards the city, modern fitted kitchen with integrated appliances, two spacious bedrooms, a three piece bathroom suite and matching en suite shower room. EPC Rating (TBC)

Lease: 250 years from 2014  
 Annual Ground Rent: £449.00  
 Annual Service Charge: £2,150.54

- Spacious Two Bedroom Apartment
- On Site Concierge Service
- Bathroom + En Suite Shower Room
- Short Walk from Spinningfields & Deansgate
- Corner Aspect Position

- Twelfth Floor Position
- Communal Courtyard with Water Features
- EWS1 Form with B1 Rating
- Close to Salford Central Train Station & Trinity Way
- Juliet Balcony with Impressive Views