



**12 Central Court, Salford, M3 6DH**  
**Offers Over £170,000**



**\*\* SECURE ALLOCATED PARKING SPACE INCLUDED \*\* SUITABLE FOR MORTGAGE BUYERS \*\*** This beautifully presented and upgraded two bedroom apartment is located on the first floor of a modern purpose built development which is nestled behind Salford Cathedral in a quiet and convenient area off Chapel Street and a five minute walk from Spinningfields. Central Court occupies a convenient position on the outskirts of Manchester City Centre close to transport links and would be suitable for both investors and first time buyers. The immaculate accommodation briefly comprises; entrance hallway with storage cupboard, open plan living room with Juliet balcony, newly fitted kitchen with integrated dishwasher, BOSCH oven and induction hob, one generously sized double bedroom with newly fitted carpets, a single bedroom with newly fitted carpet and a stylish three piece shower suite. No onward chain. EPC rating (C)

Lease: 250 years from 2005  
 Annual ground rent: £200  
 Annual service charge: £1,608

- OPEN PLAN LIVING ROOM
- QUIET RESIDENTIAL LOCATION BEHIND SALFORD CATHEDRAL
- SHORT DISTANCE FROM DEANSGATE & SPINNINGFIELDS
- CLOSE TO SALFORD UNIVERSITY & PEEL PARK
- NO ONWARD CHAIN
- UPGRADED KITCHEN AND SHOWER SUITE
- FIRST FLOOR POSITION
- SECURE UNDERGROUND PARKING SPACE
- CLOSE TO SHOPS, CAFES AND RESTAURANTS ALONG CHAPEL STREET
- SUITABLE FOR MORTGAGE BUYERS

