



Flat 27 Old Court House, Encombe Place, Salford, M3 £240,000



**** A UNIQUE CONVERTED APARTMENT WITH MEZZANINE LEVELS AND SECURE PARKING ****

This charming one bedroom apartment forms part of a wonderful grade II listed Victorian conversion nestled within a quiet, leafy residential pocket of Salford steeped in history. Built in 1860, the impressive development once served as the county court until its closure in the early 1990s and stands proudly behind St Philips Church. It now forms part of a cluster of period buildings including Salford Cathedral and the former Salford Royal Hospital mixed with a selection of sympathetically designed new build houses. Manchester city centre is a short walk from the property and it's within easy reach of Peel Park as well as a number of eateries along Chapel Street. The beautifully presented interior has been lovingly maintained by the current owner and is packed full of colour and light from its first floor position overlooking the cobbled street below. It's not your typical one bedroom apartment either. Having been converted from a two bedroom residence by a previous owner, it now offers a study room and two mezzanine levels. One



- Bright First Floor Position Overlooking Cobbled Street
- Colourful One Bedroom Apartment with Mezzanine Levels
- Close to Peel Park, Salford Crescent Train Station & Salford University
- No Onward Chain
- Bathroom + Upgraded En Suite Shower
- Short Walk from Manchester City Centre & Transport Links
- Secure Parking Space to Rear + Permit Parking to Front
- Grade II Listed Victorian Building
- Quiet Residential Location Behind St Philips Church
- High Ceilings & Sash Windows