



**304 City View, Highclere Avenue
Salford M7 4ZU**

Offers Over £90,000

Hyde Estates are pleased to offer this two bedroom 3rd floor apartment for sale. This well presented property is an excellent investment opportunity for cash purchasers with an Estimated Rental Value (ERV) of £13,200 per annum

The apartment is served by a lift and benefits from gated residents parking, fabulous views of Manchester City Centre and is ideally located close to public transport links into the city for potential commuters or those wanting to enjoy the many amenities this area has to offer.



Accommodation

Briefly comprising; entrance hall, open plan living room and kitchen, two double bedrooms and bathroom .Comprising; entrance hall with door entry phone, utility cupboard and plumbing for a washing machine. The south facing open plan living area offers excellent views of Manchester City Centre and can accommodate both lounge and dining furniture, fully opening to the fitted kitchen which features an integral electric oven, hob and overhead extractor hood together with space for an under counter fridge and separate freezer. The bathroom is fully tiled and features a bath with electric shower, glass shower screen, low level WC and pedestal washbasin. Both bedrooms can accommodate a double bed and freestanding bedroom furniture. Recently redecorated and recarpeted.

Room Measurements

Living Room: 17' 2" x 10' 2"

Kitchen: 13' 5" x 6' 9"

Bedroom 1: 13' 11" x 9' 5"

Bedroom 2: 13' 11" x 7' 7"

Bathroom: 7' 2" x 6' 6"

Gardens

Tended communal gardens with gated residents parking.

Additional Information

The property is serviced by wall mounted electric heaters and uPVC double glazing.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in January 2003 with an annual ground rent of £100.

Service Charge

We understand that the each flat pays £1,323 on a biannual basis.

Council Tax

Salford City Council, Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

