



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

£1,100 PCM

Hyde Estates are pleased to offer this two bedroom 3rd floor apartment to let. The property is well presented throughout and is offered furnished and available in September.

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.

Briefly comprising; entrance hall, open plan living room and kitchen, two double bedrooms and bathroom.



Accommodation

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 is furnished with 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 are furnished with a double bed and bedroom furniture.

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

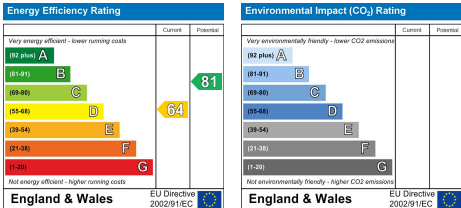
The property is serviced by wall mounted electric heaters and uPVC double glazing.

Council Tax

Salford City Council, Band A.

Viewings

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



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