



## The Peninsula Building, Salford, Greater Manchester M7 3FT £900 PCM

\*\*\*RECENTLY MODERNISED & REFURBISHED\*\*\*

A WELL PRESENTED, first floor apartment, situated in a great location with very good access to Salford, Manchester and surrounding areas.

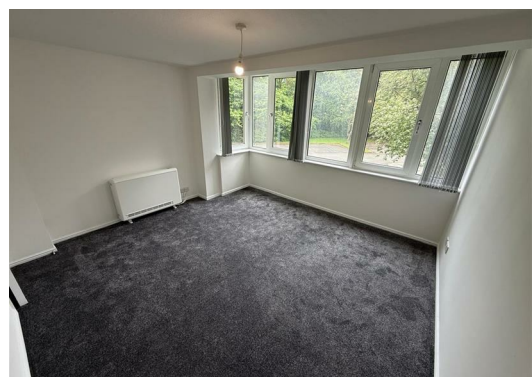
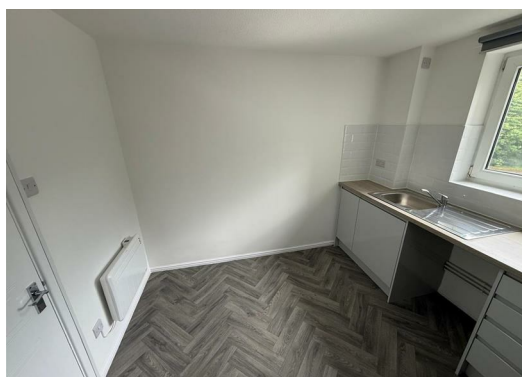
The flat comprises of hallway, a three piece bathroom suite with a shower over the bath, a good sized lounge, a fitted kitchen and a double bedroom. The flat has access to a gym, swimming pool, sauna, jacuzzi, ping pong room with a dart board, a communal garden and a tennis court within the development.

The property benefits from electric heating, Fob & intercom access and uPVC double glazing. The property has had a NEW KITCHEN, AN UPGRADED BATHROOM SUITE, NEW BLINDS, NEW DECORATION AND NEW FLOORING.

There is also one allocated car parking space inside the development.

**IMPORTANT NOTE TO CONSIDER:** To Pass the referencing earnings threshold for this property you must have a combined household annual income of £27,000.

Please only enquire for a viewing if you meet this criteria.



Council Tax Band:

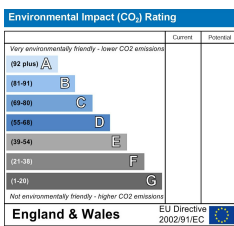
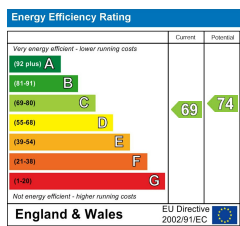
Band A.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Admin fees will apply, please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call 01706 823 131.



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