

**3 Bed
Apartment
located in**



**Apartment 30 Richmond
Court 50 North George
Street
Salford
M3 6DW**



Kichen

8'2" x 6'6"

Lounge

13'5" x 13'5"

Room 1

9'2" x 14'9"

Room 2

8'6" x 10'5"

Room 3

8'10" x 8'10"

Bathroom

7'10" x 6'6"

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 Purchasers 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 or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers 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 sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession or with a sitting tenant upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Offers Over £165,000

Excellent Investment Opportunity – Fully Refurbished Three-Bedroom Apartment in Prime Salford Location with Sitting Tenant

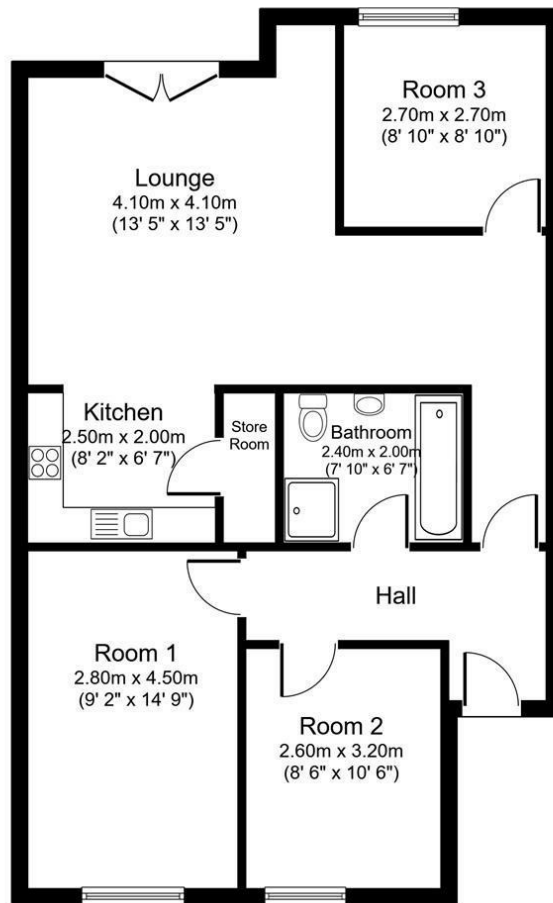
Lifestyle Sales & Lettings are pleased to offer this fully refurbished three-bedroom apartment, situated on the second floor of a well-regarded residential development in Salford. Just minutes from Manchester City Centre, Deansgate, Salford Central Station, and The University of Salford, this property provides modern, stylish living in an unbeatable location. With a sitting tenant in place, it represents a ready-made investment opportunity for landlords seeking immediate rental income.

The apartment has been refurbished to a high standard and features a spacious open-plan living and dining area with a fitted kitchen and Juliet balcony, a contemporary four-piece bathroom with separate bath and shower, and three generously sized double bedrooms. Recent improvements include a brand new kitchen and bathroom, new flooring, fresh decoration, an upgraded water tank system, new blinds, an updated consumer unit, and intercom access. The property also benefits from an allocated parking space within the development, accessible via fob entry.

With a rental income of £1,250 per calendar month (£15,000 annually), this property offers strong yield potential in a high-demand area. Local amenities such as shops, parks, restaurants, and excellent transport links make it attractive to a wide range of tenants, including professionals and students.



Total floor area 73.5 sq.m. (792 sq.ft.) approx



Floor Plan

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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