



Knightsbridge Court, Blackburn Street, Salford

Offers In Excess Of £165,000

Say hello to stylish city living at its finest! This bright and breezy dual-aspect corner apartment in the ever-popular Knightsbridge Court on Blackburn Street, Salford is bursting with charm and modern flair.

Perched on the second floor, this home is drenched in natural light, giving every room a fresh, uplifting feel. Inside, you'll find a generous reception space perfect for relaxing or entertaining, a sleek and cosy bedroom for unwinding, and a contemporary bathroom that adds a touch of everyday luxury. Cleverly designed, every inch of this apartment works hard while looking effortlessly good.

Step outside and you're right in the heart of it all, from coffee spots and casual dining to handy shops, everything you need is just around the corner. And with excellent transport links nearby, getting to Manchester city centre or beyond is quick and easy.

Whether you're starting out, downsizing, or simply looking for a vibrant place to call home, this apartment ticks all the boxes. Bright, modern, and perfectly located, it's ready and waiting for you to move in and make it yours!

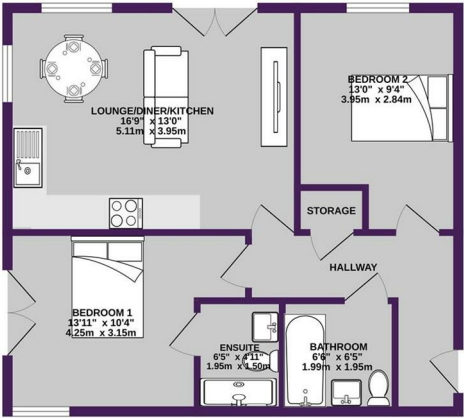
\*No Parking & No Lift\*

LEASEHOLD

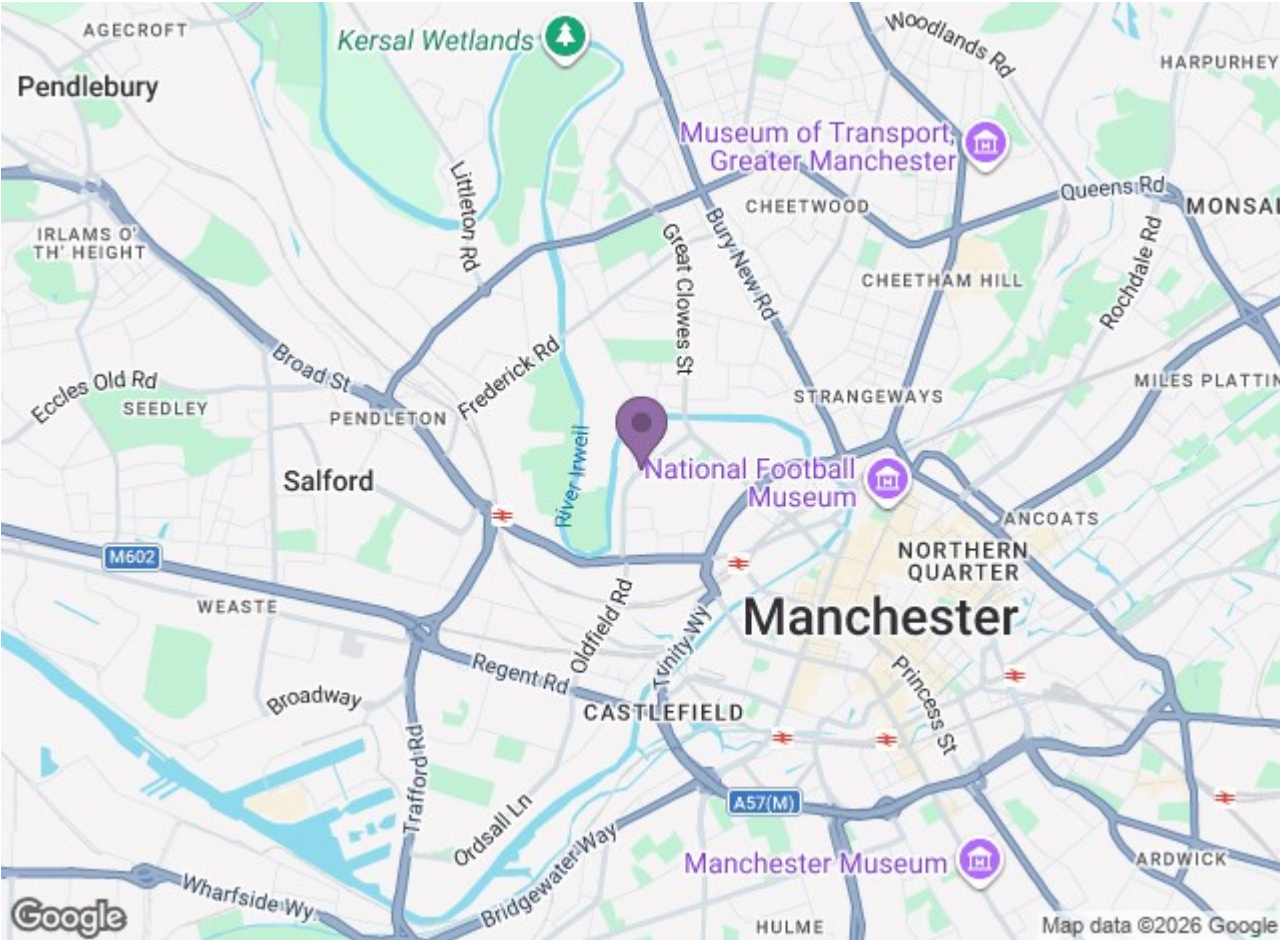




SECOND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



2 BED 2 BATH  
TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the time of preparation. We do not warrant that the information is complete, accurate or that it will remain accurate or complete. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and we accept no liability for any loss or damage arising from its use. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and we accept no liability for any loss or damage arising from its use.



| Energy Efficiency Rating |       |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |        |
|--------------------------|-------|--------|------------------------------------------------|-------|--------|
| Band                     | Score | Points | Band                                           | Score | Points |
| A                        | 92    | 10     | A                                              | 10    | 10     |
| B                        | 81    | 5      | B                                              | 9     | 9      |
| C                        | 69    | 0      | C                                              | 8     | 8      |
| D                        | 55    | -5     | D                                              | 7     | 7      |
| E                        | 49    | -10    | E                                              | 6     | 6      |
| F                        | 39    | -15    | F                                              | 5     | 5      |
| G                        | 35    | -17    | G                                              | 4     | 4      |

England & Wales  
83 83  
83 83

**Ascend**  
Built on higher standards