



City Link, Hessel Street, Salford
Offers In Excess Of £60,000

Ascend
Built on higher standards

City Link, Hessel Street, Salford

CASH BUYERS ONLY - NOT SUITABLE FOR MORTGAGE LENDING DUE TO LACK OF EWS1.

Ascend properties are delighted to offer for sale this delightful one bedroom apartment, ideally located within easy reach of excellent transport links. Available at an extremely competitive price, this gem of a property boasts beautiful high ceilings, spacious accommodation throughout and a shared balcony! A fantastic investment opportunity, to be sold with a tenant on a periodic contract at £650pcm!

City Link is just opposite the bus stop and the Weaste Metrolink stop. MediaCityUK is just a stone's throw away and travelling to and from the city centre is an absolute breeze.

If you're interested in having a closer look, or have any questions, do get in touch.

-Service Charge: £1100 pa Approx.
-Ground Rent: £324.40 pa
-Tenure: Leasehold
-Lease: 125 Years from Jan 2008

Entrance Hall

Front entrance door, built in cupboard housing the hot water tank. Wood effect flooring, doors to:

Living Room & Kitchen

Double glazed window and patio door opening to the shared balcony. Continuation of the wood effect flooring, wall mounted electric heater.

The kitchen area is furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Built in electric oven and grill with a ceramic hob and an extractor hood with lighting over. Space for a fridge freezer and plumbing for an automatic washing machine.

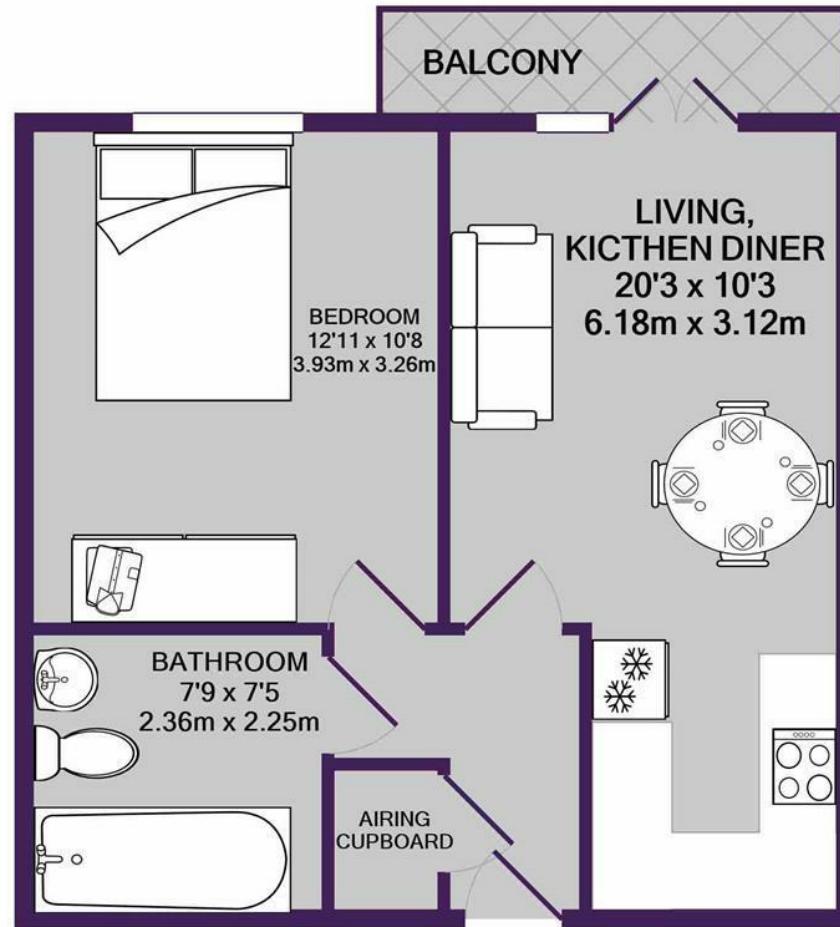
Bedroom

A double bedroom with a wall mounted electric heater and double glazed window.

Bathroom

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure 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.

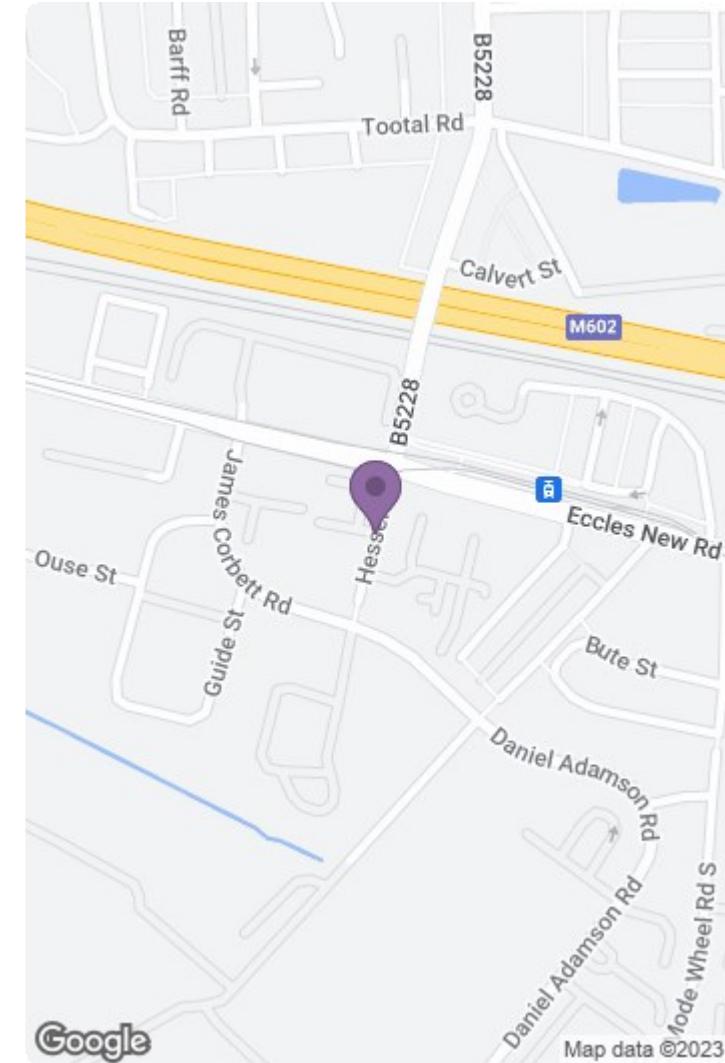




TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-9)	B		
(C9-60)	C		
(D5-60)	D		
(E10-54)	E		
(F21-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus)	A		
(B1-9)	B		
(C9-60)	C		
(D5-60)	D		
(E10-54)	E		
(F21-38)	F		
(G1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

