



## City Link, Hessel Street, Salford Offers In Excess Of £70,000

\*Cash Buyer & Buy To Let Investors Only - Rent £925pcm\*

Welcome to this charming apartment located on City Link, Hessel Street in the vibrant area of Salford. This delightful property features a well-designed layout, comprising one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The apartment boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

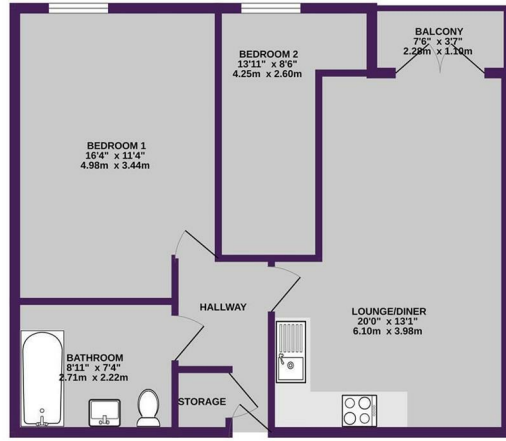
One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

Situated in Salford, this apartment offers easy access to a variety of local amenities, including shops, restaurants, and parks, making it an ideal choice for those who appreciate both convenience and community. With excellent transport links nearby, commuting to Manchester city centre and beyond is a breeze.

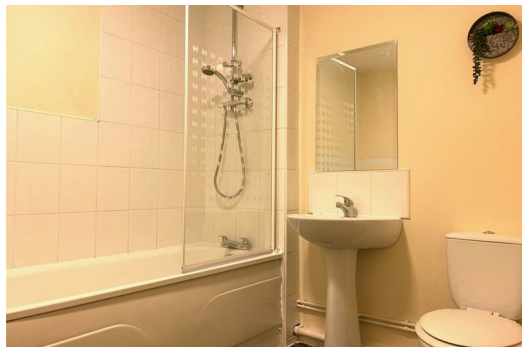
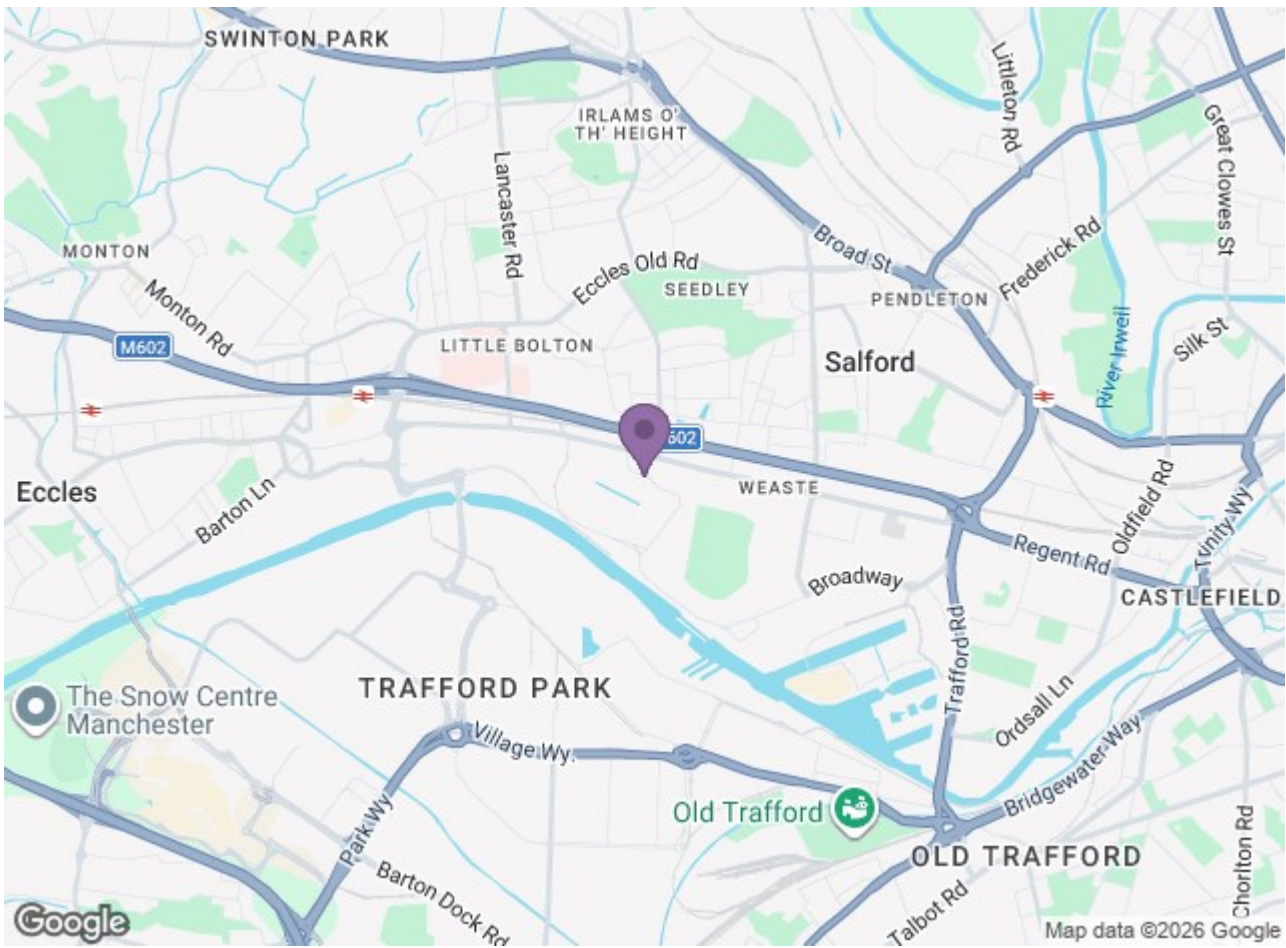
\*Please Note: Pictures are for marketing purposes, video tour of actual apartment is available\*



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.  
Where every effort has been made to ensure the accuracy of the figures and the measurements of areas, volumes, counts and any other facts are approximate and not responsible to them for any errors or omissions and no liability is accepted for any errors or omissions. The information is provided for general information only and should not be used for any other purpose. The information is provided for general information only and should not be used for any other purpose. The information is provided for general information only and should not be used for any other purpose.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92	A	100
B	81	B	90
C	69	C	80
D	55	D	70
E	39	E	60
F	21	F	50
G	5	G	40

Energy Efficiency Rating: **C** (74)  
 Environmental Impact (CO<sub>2</sub>) Rating: **B** (76)