



## Spectrum, Blackfriars Road, Salford

£925 PCM

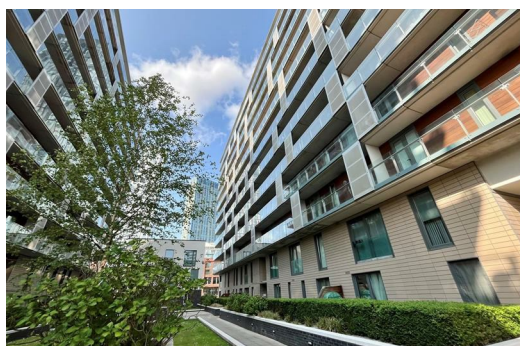
Located in the ever popular and well established Spectrum development, this ground floor, studio apartment offers stylish, fully furnished accommodation with access to a courtyard/terrace, ideal for soaking up the sunny skies of Manchester!

Inside, the property comprises a bright and well-proportioned living space with contemporary furnishings and neutral decor. The open-plan layout includes a modern fitted kitchen with integrated appliances, offering both functionality and style.

The sleeping area is thoughtfully designed with a recently installed built-in wardrobe, providing generous storage. A modern shower room completes the accommodation.

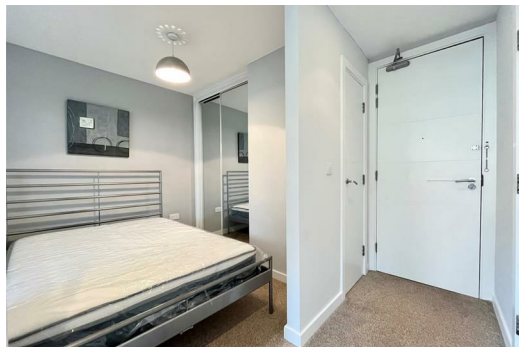
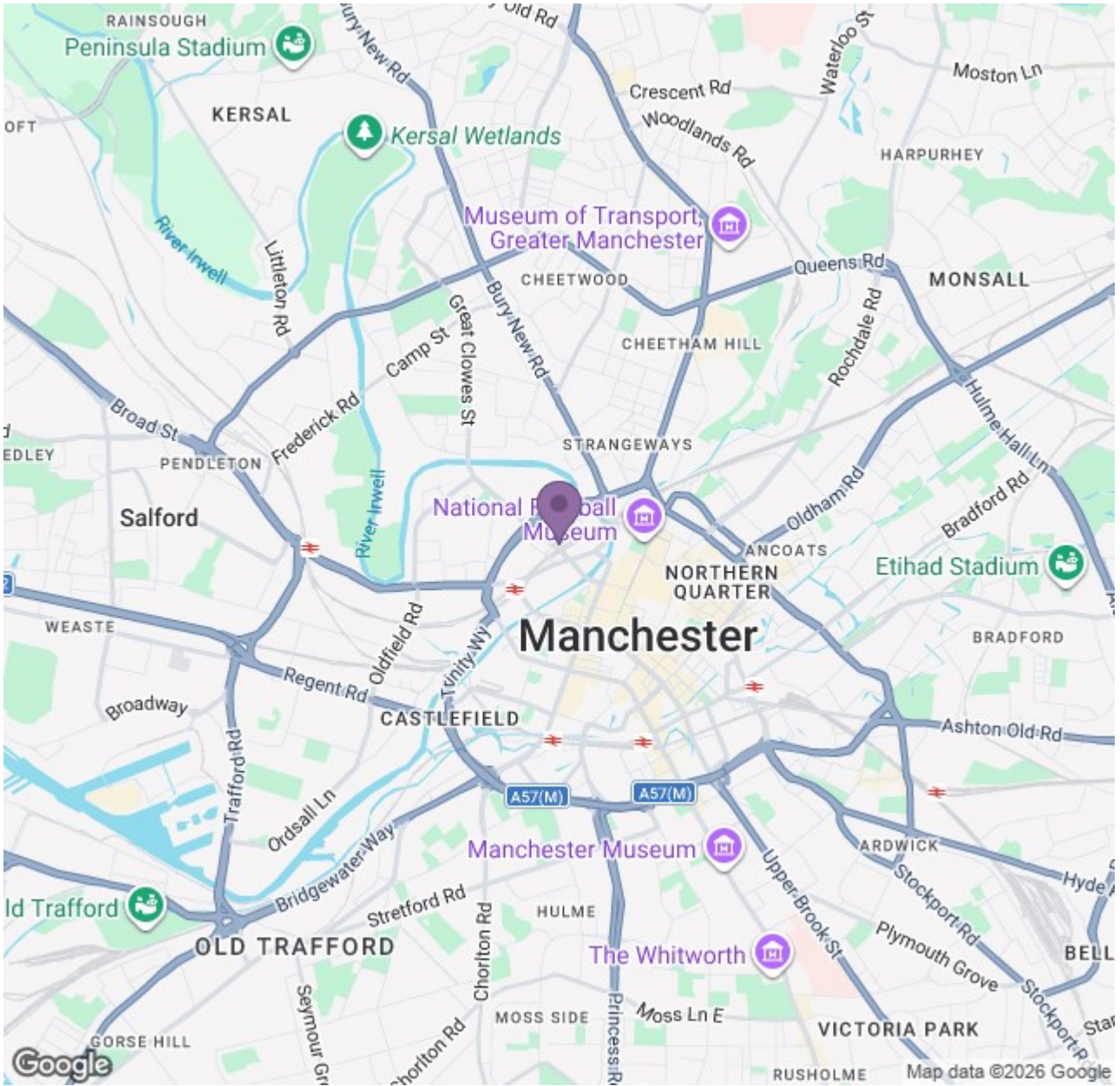
Set within a secure and well maintained development, residents benefit from on site concierge services and an abundance of attractive communal gardens. With Manchester city centre on your doorstep and Salford Central station just a short stroll away, the location couldn't be more convenient!!

Perfect for professionals, this is a standout studio in a prime position and an early viewing is advised.



# Ascend

Built on higher standards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250

Energy Efficiency Rating: 74 (Band C)  
 Environmental Impact (CO<sub>2</sub>) Rating: 85 (Band B)

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