



## Abito, Clippers Quay, Salford

### Offers In The Region Of £90,000

#### CASH BUYERS SEEKING AN INVESTMENT OPPORTUNITY!

Ascend Properties are delighted to offer for sale this spacious and contemporary studio apartment with allocated parking is located in the iconic Abito development at Clippers Quay, Salford Quays!

Offered with no onward chain and sold as a CASH INVESTMENT ONLY, the property comes with a tenant in situ on a fixed-term agreement until June 2026, currently generating £825 per calendar month.

The studio offers a well-designed layout with designated bedroom and living areas, a fitted kitchen, and a balcony to enjoy the sunny skies over Salford Quays.

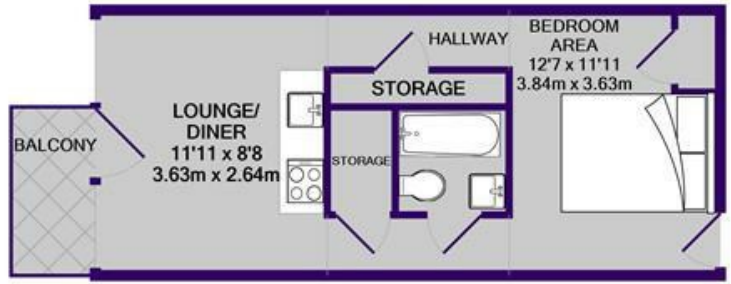
The location is excellent, just a short stroll to Exchange Quay Metrolink station, providing easy access to Manchester City Centre, MediaCityUK, and beyond. Salford Quays offers a wealth of amenities alongside picturesque waterside walks!

This apartment is listed at a discounted price with a motivated seller, making it a fantastic investment opportunity.

Please note, this property is cash buyers only due to a doubling ground rent clause, which may affect mortgage eligibility. Prospective buyers are advised to seek legal advice before proceeding.

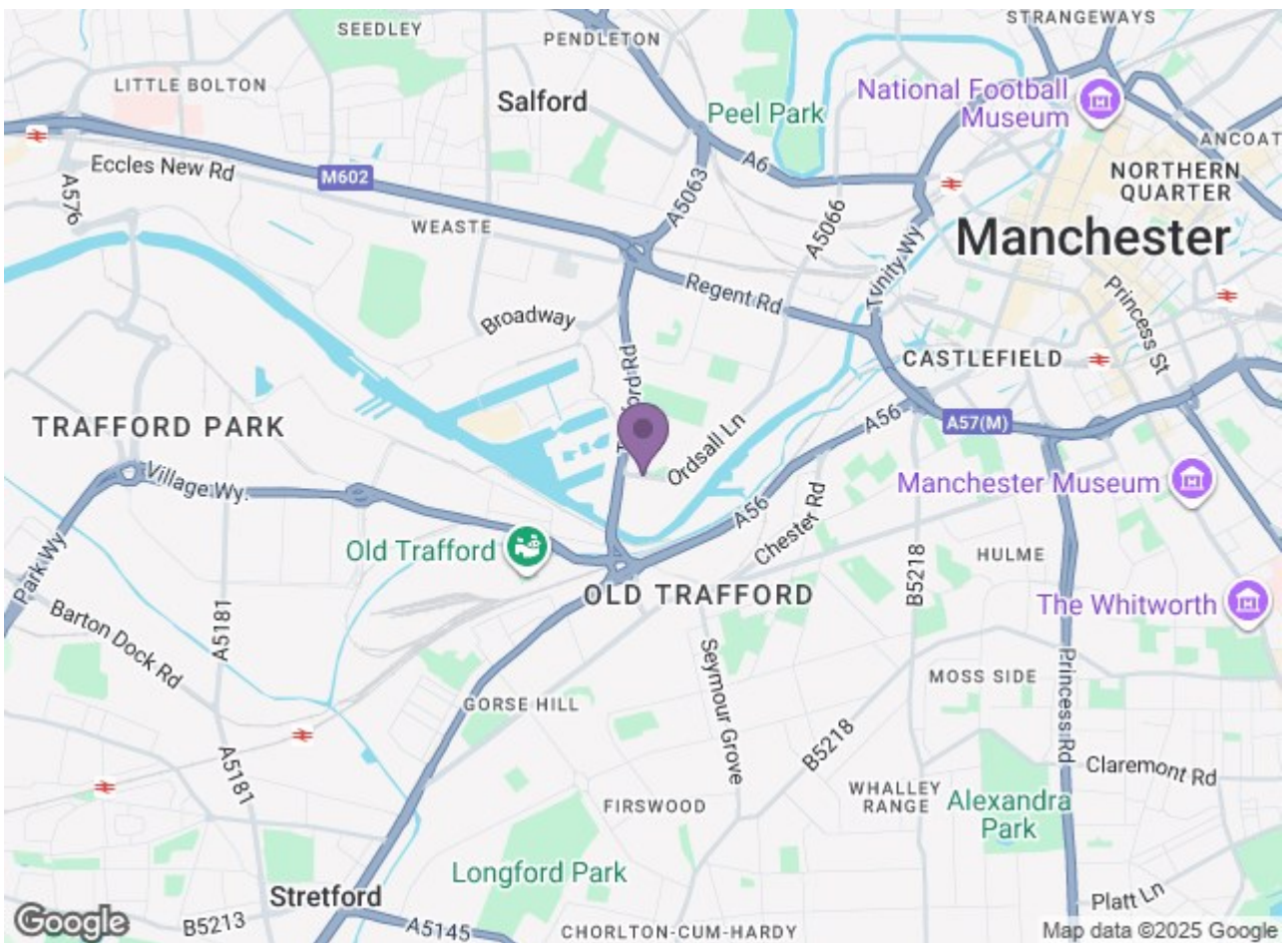


Property Information  
 Tenure: Leasehold  
 Lease: 150 Years From 2008 (134 Remaining)  
 Service Charge: £1708pa (Billed Quarterly)  
 Building Insurance: £358pa  
 Council Tax: Salford B  
 EPC: C  
 Sole Ownership



TOTAL APPROX. FLOOR AREA 327 SQ. FT. (30.4 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy EPC: C	Energy EPC: B	Env. Impact EPC: D	Env. Impact EPC: C
77	80		

**Ascend**  
 Built on higher standards