



422 Camp Street, Salford, M7 1ZN

£135,000



2



2



1



C

****Well Presented Two Bedroom, Two Bathroom Apartment with Balcony & Secure Parking****

Situated on the seventh floor of this popular, lift-assisted development in New Broughton Village, this spacious two bedroom apartment offers modern living in an excellent location, making it an ideal purchase for both owner occupiers and buy-to-let investors alike.

The development briefly comprises a secure communal entrance with easy lift access to all floors, up to a welcoming entrance hall. Upon entering the apartment, you are welcomed by an entrance hall leading to a bright and spacious open plan lounge and fitted kitchen, with doors opening onto a private balcony enjoying lovely open views across Salford and the surrounding greenery.

There are two bedrooms, with the main bedroom benefiting from its own en-suite bathroom, as well as a separate modern three-piece family bathroom. Finished neutrally throughout, the apartment provides a blank canvas, making it easy for a new owner to move straight in while adding their own style and personal touches over time. The versatile layout also offers plenty of space for those needing a work-from-home area or home office.

Further benefits include secure allocated parking, double glazing, electric heating, lift access and an EPC Rating of C.

The location is one of the property's biggest selling points. New Broughton Village is perfectly placed for easy access into Manchester City Centre, Salford Quays and MediaCity, making it ideal for commuters. There are plenty of local shops, supermarkets, schools and everyday amenities close by, along with excellent transport links providing easy access across Greater Manchester.

A well-maintained apartment in a sought-after development, offering spacious accommodation, secure parking and a fantastic location- contact our office to arrange your viewing today!

Reception Room/Kitchen: 3.5m x 5.9m

Bedroom 1: 2.5m x 3.1m

En-Suite Bathroom: 1.7m x 1.9m

Bedroom 2: 3.1m x 2.4m

Bathroom: 2.6m x 1.6m

