



2 bed apartment to buy in M5

15 Trafford Road, Salford, Greater Manchester, M5 3NW

£120,000 Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

Leasehold

Property features

- ✓ 2 Bedroom Apartment
- ✓ Outside Balcony
- ✓ En-Suite Shower Room
- ✓ Open Plan Living/Dining/Kitchen
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

We are delighted to bring to the market this very well presented two-bedroom apartment situated on the seventh floor of the sought after X1 The Gateway, Salford. The apartment affords stunning views over Salford Quays and is within one-minute walk of Salford Quays Tram Station.

Property comprises entrance hall, open plan living/dining, fully integrated kitchen, two double bedrooms with master having en-suite shower room, additional shower room, outside balcony with stunning views of Salford Quays. Further benefits include concierge and residents gymnasium.

Tenanted until 17/10/2026 at £1,225.00 PCM

Service Charges: £2,216 PA

Lease Length: 999 Years.

Ground Rent: £350 PA (5 Year RPI) Review Date 01/01/2025

Council Tax Band: B

EPC Rated: C

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 994

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,216.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Year built: 2019

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

15 Trafford Road, Salford, Greater Manchester, M5 3NW

Contact your local branch today for more information on this property:

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

