



## 2 bed apartment to buy in M50

Broadway, Salford, Salford, Greater Manchester, M50 2UD

**£110,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ TWO DOUBLE BEDROOMS
- ✓ SALFORD QUAYS LOCATION
- ✓ EXCELLENT TRANSPORT LINKS
- ✓ SECURE PARKING
- ✓ EPC Rating C

## Key Information

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

## Description

We are proud to present a two bedroom apartment at Madison Court. Situated close to Salford Quays and Media City and a short tram journey from the heart of Manchester. Available now.

Comprising of two equal sized double bedrooms, a high spec master bathroom and comfortable open-plan living / kitchen space with wooden flooring. In addition to being wonderfully located and exceptionally finished, this particular apartment benefits from being fully furnished.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £175.00

Annual Service Charge Amount: £2,186.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

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: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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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/>

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