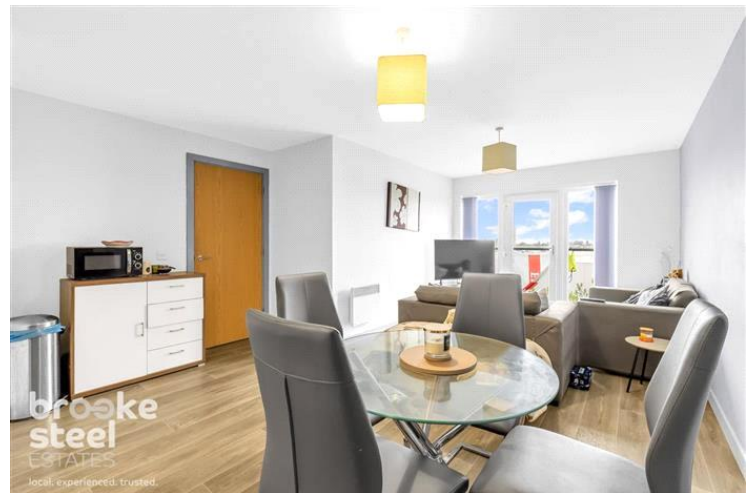




Apartment , Ladywell Point, Pilgrims Way, Salford

Offers Over £125,000 Leasehold

Modern third-floor two-bedroom apartment with allocated parking, open-plan living and dining area with Juliet balcony, ensuite to the principal bedroom and separate bathroom. Ideal for investors or first-time buyers. Currently achieving £1,000pcm or available with vacant possession.

Fitted Kitchen | Juliet Balcony | Two Double Bedrooms | Modern Third Floor Apartment | Principal Bedroom With En-Suite | Modern

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Two Bedroom Apartment With Allocated Parking – Ideal Investment Opportunity

Situated within the popular Ladywell Point development, this modern third-floor two-bedroom apartment enjoys a convenient location within easy reach of Manchester City Centre, Salford Quays, Salford Royal Hospital and excellent public transport links, including the Metrolink.

The property is currently tenanted, achieving £1,000pcm, providing an attractive 9.6% gross yield. The tenant would be happy to remain should an investor purchase, offering an immediate rental income. Alternatively, the property can also be sold with vacant possession, making it an excellent opportunity for a first-time buyer or owner-occupier.

The well-presented accommodation comprises a welcoming entrance hall with a useful storage cupboard, a spacious open-plan living, dining and kitchen area with a Juliet balcony, two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern three-piece family bathroom.

Further benefits include an allocated parking space, secure communal entrance and a sought-after location close to local amenities, universities, hospitals and major transport links, making it an appealing choice for both investors and owner-occupiers.

Early viewing is highly recommended to appreciate the accommodation, location and investment potential on offer.

Council Tax Band: B (Salford City Council)
Tenure: Leasehold (235 years)
Service Charge: £833 per year



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-)		87	
A			
(81-91)			
B			
(69-80)	80		
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.