



## 2 bed apartment to buy in M3

11 Adelphi St, Salford, Salford, Greater Manchester, M3 6JN

**£130,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Apartment
- ✓ Large outside balcony
- ✓ Lounge/dining area
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

Pattinson Auction are delighted to bring to the market this very well proportioned two bedroom apartment located at the ever popular and highly sought after Adelphi Wharf development. The apartment offers spacious living accommodation with 1,088sq ft. The apartment is situated on the 5th floor and comprises large entrance hall, open plan lounge/dining area opening onto a large outside balcony, separate fully fitted & integrated kitchen, two double bedrooms, family bathroom, and secure underground parking.

The development will offer owners and tenants a peaceful waterfront retreat from hectic urban life, but at the same time be close enough to the cities of Salford and Manchester that the exciting lifestyle on offer there is within easy reach. The local area has a great range of amenities and a full range of public transport options are close by.

The apartment is ideal for investors and home owners alike. Currently tenanted and producing an excellent yield. Early viewings are recommended to fully appreciate the full potential of this wonderful property.

Ground Rent: £300 PA

Service Charge: £4,999.78

250 Year lease from 2016

EWS-1 Grade 1B

Currently Tenanted Long Term Until 03/01/2026 @ £1,100 PCM

Council Tax Band to be confirmed.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 242

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £5,474.00

Price: Starting Bid £130,000

Property Type: Apartment

Parking: Allocated, Underground, Secure

Year built: 2015

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

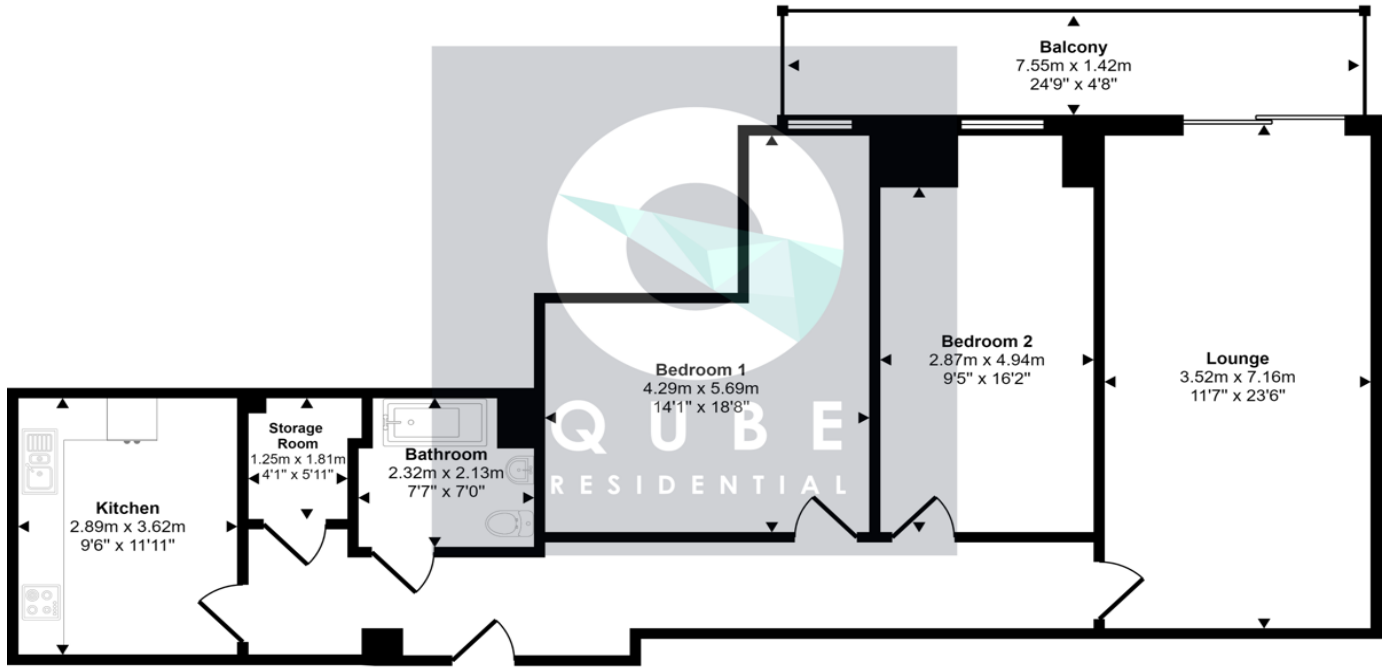
Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Approx Gross Internal Area  
96 sq m / 1039 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   | 84      | 84                      |
| (69-80) <b>C</b>                                   |         |                         |
| (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:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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