



## 1 bed apartment to buy in M3

X1 Town Hall, Bexley Square, Salford,  
Greater Manchester, M3 6DD

**£60,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via secure sale online Bidding. Terms and conditions
- ✓ Grade II Listed Property
- ✓ Close to Salford Central Train Station & Peel Park
- ✓ Bexley Square Location (Off Chapel Street)
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This charming studio apartment forms part of a converted town hall building at Bexley Square, which is a popular and highly convenient area off Chapel Street.

This impressive grade II listed development is perfectly positioned close to a number of independent bars, cafes and restaurants within the square itself and along the Chapel Street corridor.

Furthermore it's only a short walk from Manchester city centre and provides easy access to a number of transport links including Salford Central train station, Trinity Way and motorway network.

The property is separate from the main building and occupies a first floor corner aspect position via a fob entry system. The bright and well maintained accommodation has been recently redecorated throughout and is sold with vacant possession.

We have been made aware by the vendor that the property has doubling ground rent and a high service, there is no deed of variation in place. Please see the legal pack for more information.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 988

Annual Ground Rent Amount: £1,000.00

Annual Service Charge Amount: £3,208.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: None

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

Electric: National Grid

Water: Direct mains water



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>		
(55-68)	<b>D</b>		59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

X1 Town Hall, Bexley Square, Salford, Greater Manchester, M3 6DD

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)**

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.

