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Marlstone Avenue, Salford, M3 7GU

£345 Per Week

A well-presented two-bedroom, two-bathroom apartment within the Uptown development, located on the banks of the River Irwell close to Manchester City Centre.

The apartment comprises an open-plan living and kitchen area with a modern fitted kitchen and integrated appliances, two double bedrooms, an en-suite to the principal bedroom and a separate main bathroom. Floor-to-ceiling windows provide good levels of natural light, while smart home technology is incorporated throughout the apartment.

Residents have access to a range of on-site facilities including a gymnasium, cinema room, communal roof terraces, residents' lounge and co-working spaces, together with secure bike storage and concierge services.

Uptown is located within easy reach of Manchester City Centre, with Deansgate, Spinningfields and Manchester Victoria all within convenient walking distance.

Marketing of On-Site Amenities and Agent Indemnity.
The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- Two-bedroom, two-bathroom apartment
- Open-plan living and kitchen area
- Two double bedrooms
- En-suite to principal bedroom
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom suites
- Floor-to-ceiling windows
- 9th Floor with South East aspects
- Residents' gymnasium, lounge and co-working spaces
- Set over a generous 765 square feet

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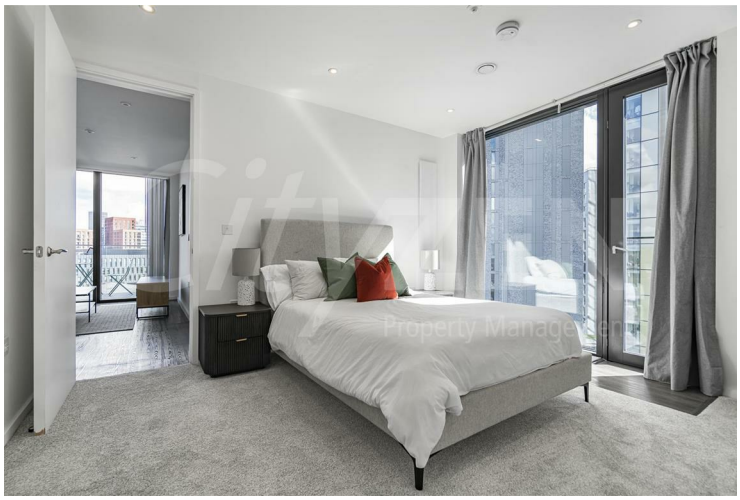
RECEPTION

BALCONY

KITCHEN

UP-TOWN, MARLSTONE AVE



BEDROOM

BATHROOM

Marlstone Avenue, Salford, M3 7GU

KITCHEN

VIEW

RECEPTION

VIEW

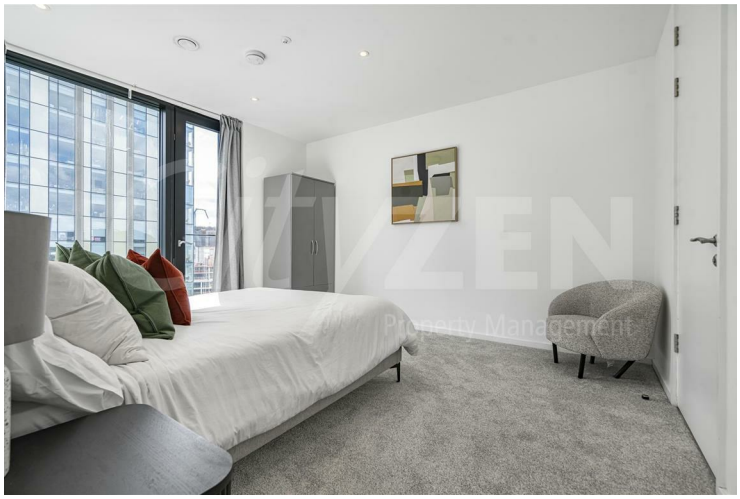
RECEPTION

BEDROOM

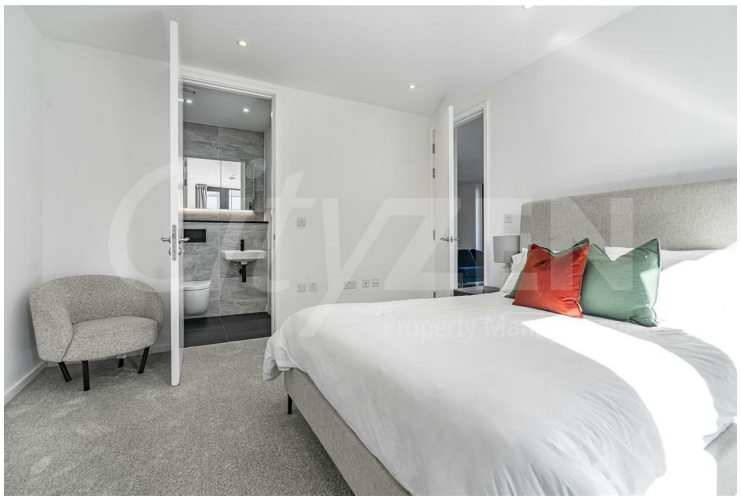
Marlstone Avenue, Salford, M3 7GU

BEDROOM

EN-SUITE

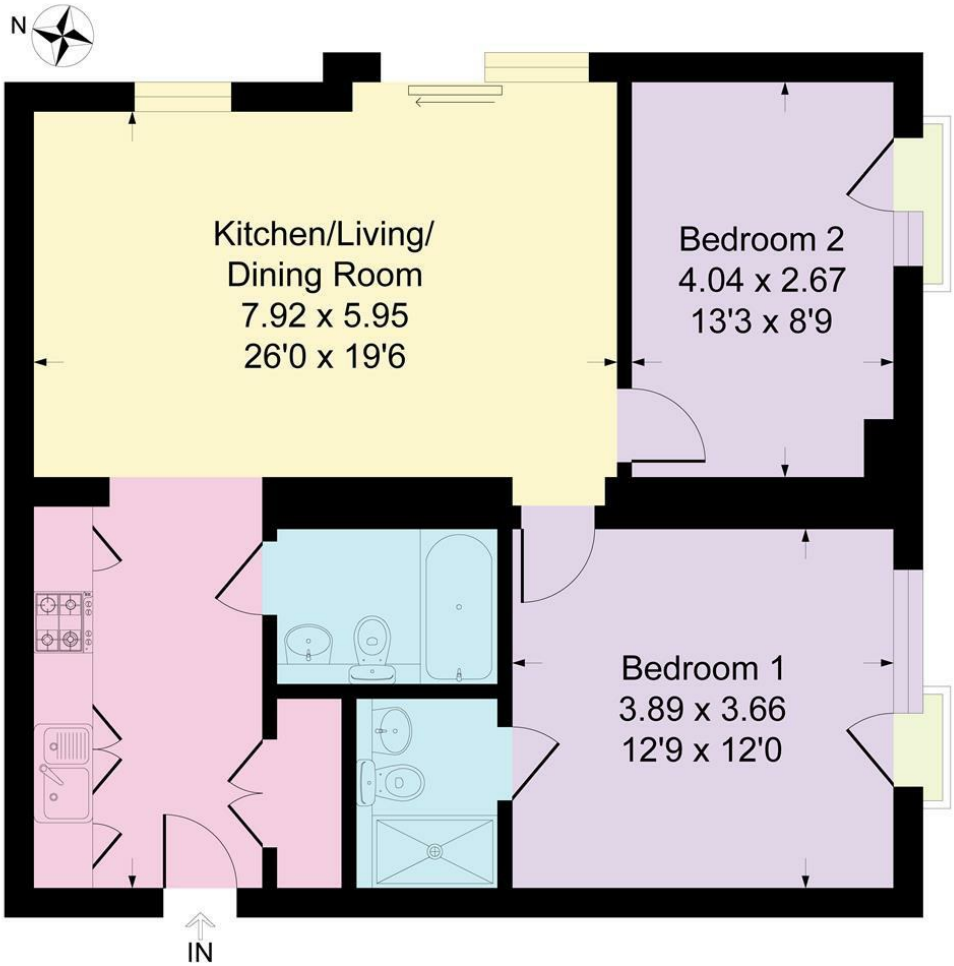


BEDROOM

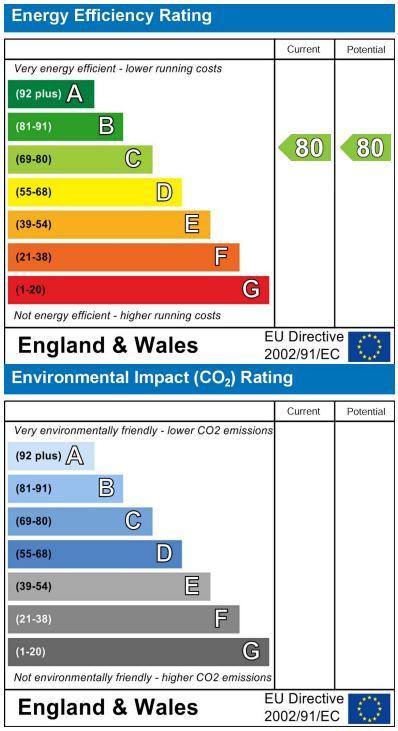


BEDROOM

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



Ninth Floor



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.