



## 56 Bury Street, Salford, M3 7DA

**£230,000**

2 BED 2 BATH IN THE HEART OF MANCHESTER'S CITY CENTRE

Local Blackfriars is a recently built development, designed with community at its heart, there is a cinema room, launderette and communal gardens

This apartment has been finished to a high standard throughout. It has an open plan, contemporary design, that boasts floor to ceiling windows in both the bedrooms and the dual aspect lounge, offering plenty of natural light as well as a private balcony overlooking the gardens.

CURRENTLY TENANTED ON AN AST UNTIL THE 18TH APRIL 25 WITH A BREAK CLAUSE OFFERING THE OPPORTUNITY FOR VACANT POSSESSION & GENERATING AN ANNUAL INCOME OF £15,860 PRODUCING A YIELD OF 5.8%

GROUND RENT £350 PA / SERVICE CHARGE £808 PER QUARTER/ LEASE IN EXCESS OF 230 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- LOCAL BLACKFRIARS
- BALCONY
- 5.8% YIELD
- OVER 725 SQUARE FEET
- CINEMA, LAUNDRY ROOM
- CURRENTLY RENTED ON AN AST WITH BREAK CLAUSE
- HEART OF CITY CENTRE
- 2 BEDROOMS & 2 BATHS
- VACANT POSSESSION IF REQUIRED
- DUAL ASPECT RECEPTION ROOM



## 56 Bury Street, Salford, M3 7DA



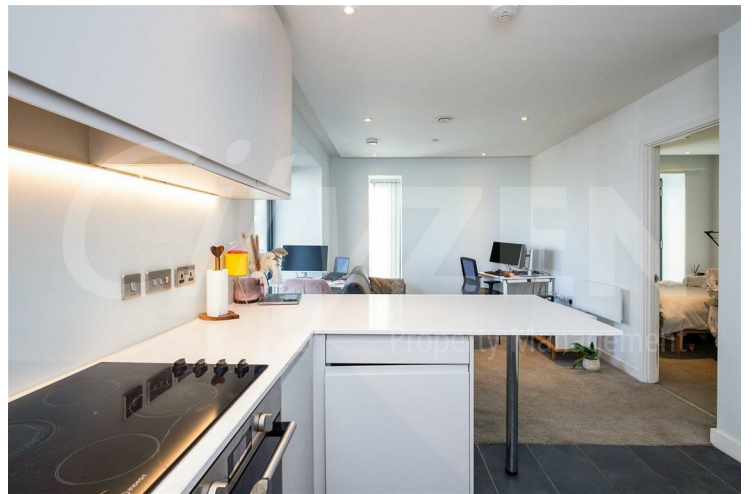
LOCAL BLACKFRIARS



LOCAL BLACKFRIARS



RECEPTION



KITCHEN



BEDROOM



BEDROOM



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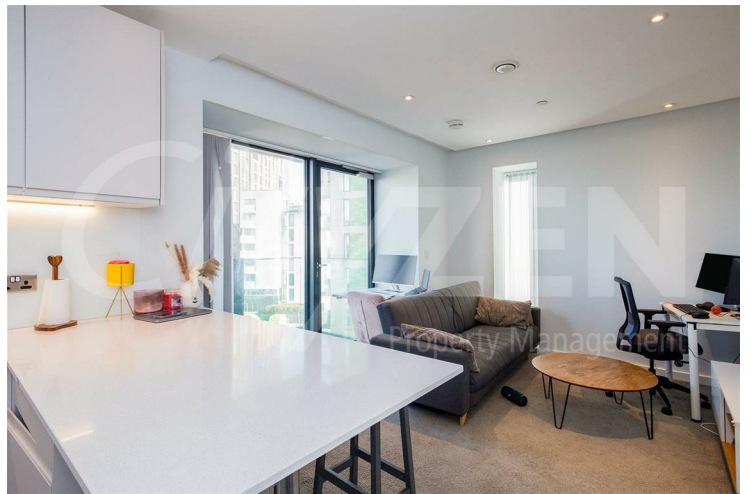
EN-SUITE



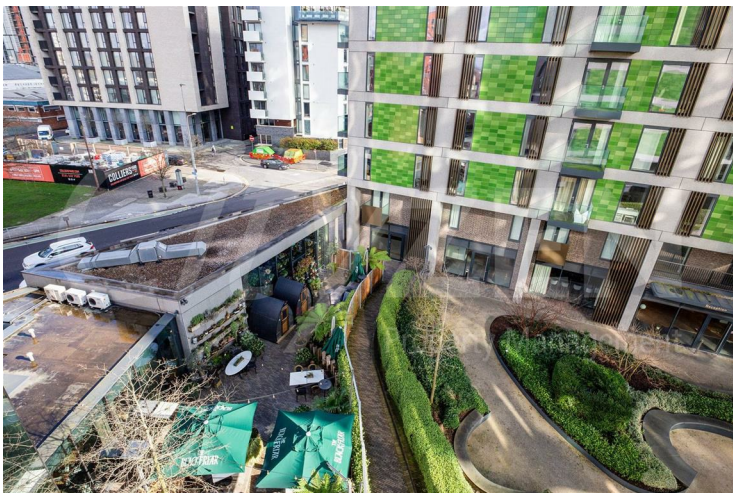
VIEW FROM FLAT



BATHROOM



RECEPTION



VIEW FROM FLAT



RECEPTION



## 56 Bury Street, Salford, M3 7DA



RECEPTION



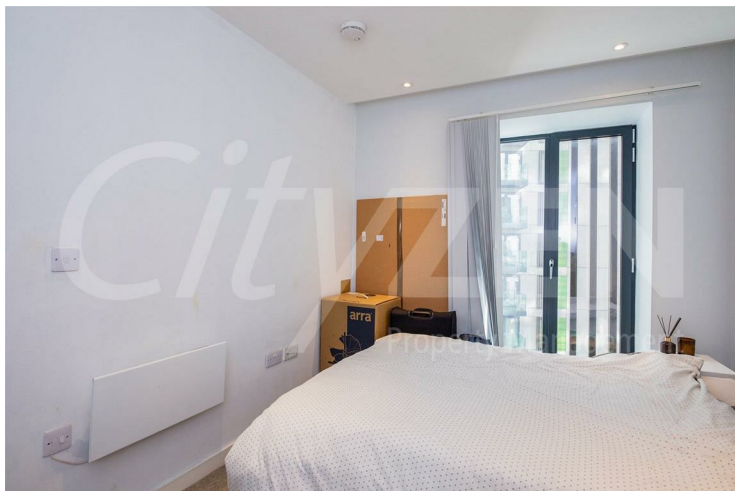
BEDROOM



RECEPTION



LOCAL BLACKFRIARS

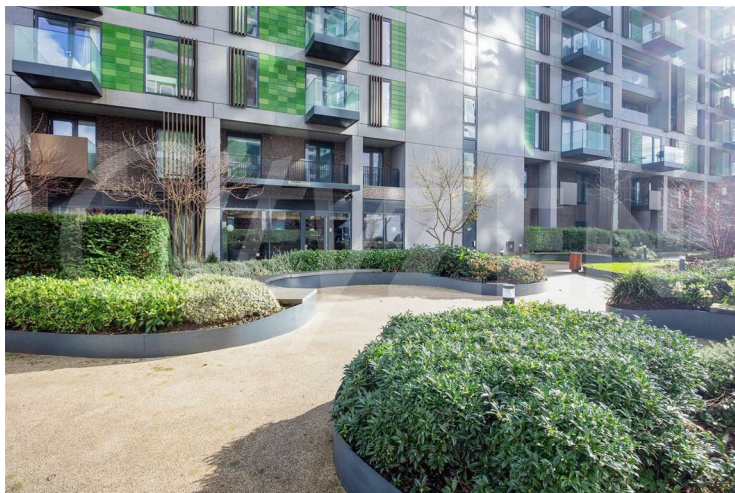


BEDROOM



LOCAL BLACKFRIARS

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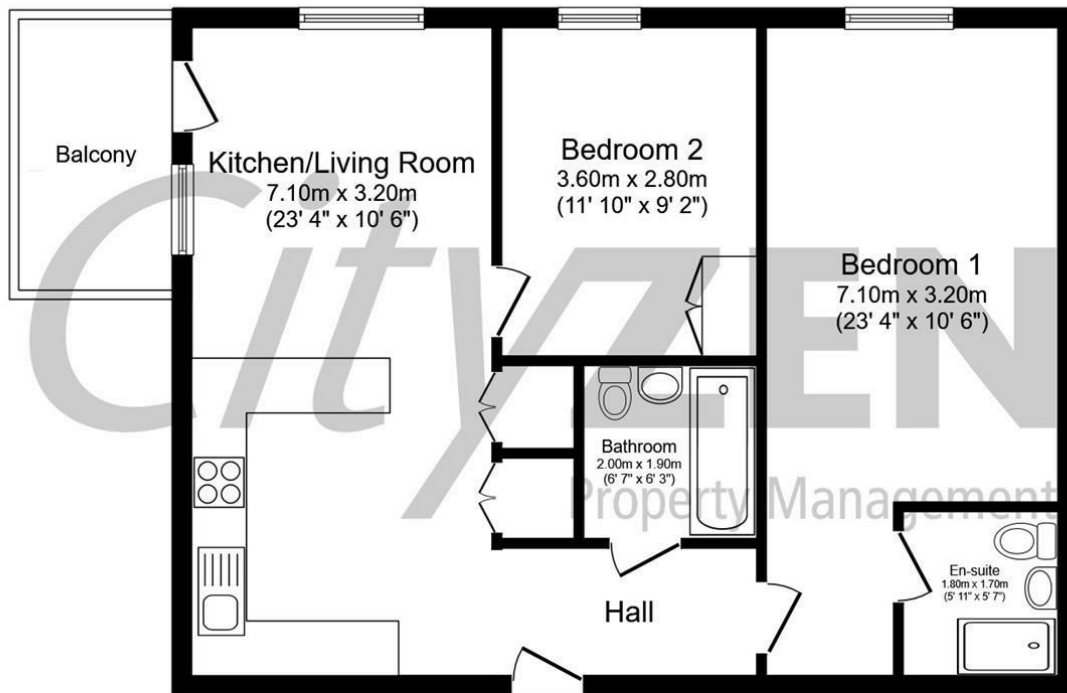


LOCAL BLACKFRIARS



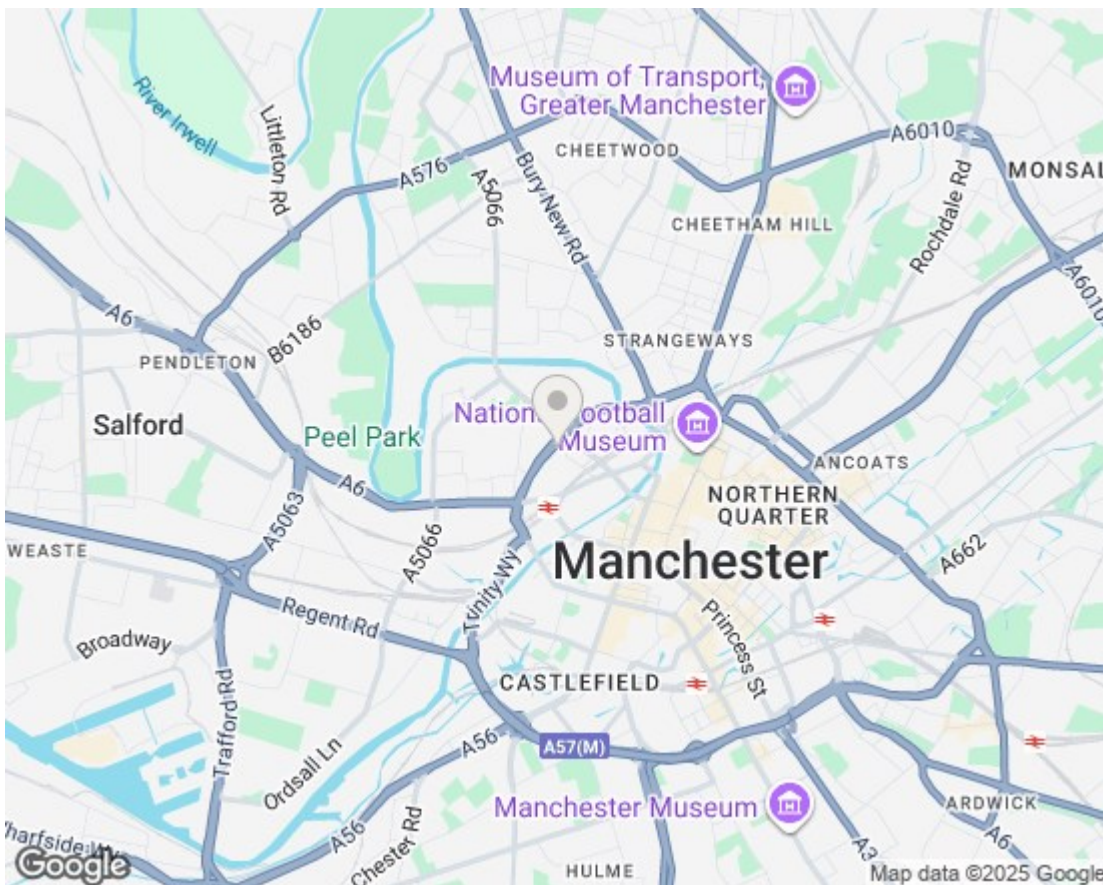
LOCAL BLACKFRIARS





Total floor area 67.4 m<sup>2</sup> (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) 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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.