



## Local Crescent, Salford – Offers Over £210,000

Julie Twist Properties welcomes to the market this immaculately presented one bedroom apartment, located in the Local Crescent Development, in Salford Crescent. Positioned on the 4th floor, the apartment comprises a fully fitted kitchen with a large breakfast bar, which is open plan to the living area and also has access to a private balcony. The bedroom has built in storage, which can be used as wardrobe space. There is also a three piece bathroom. Residents have access to exclusive amenities, including a heated swimming pool & spa, two cinema rooms, rooftop garden, solarium, fully functioning gym, courtyard garden, bike storage system, onsite parking, and a launderette.

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability.

Local Crescent has excellent transport links as it is just a short walk away from Salford Crescent train station, meaning shops, restaurants and bars are all within easy reach.

- One Bedroom & Bathroom
- 15 minute walk to Spinningfields
- 4th Floor
- Large Private Balcony
- Swimming Pool, Spa and Well-Equipped Gym
- 24-Hour Concierge Service
- Rooftop Terrace & Residents Lounge
- Pet Friendly Development



## GENERAL

Rental Yield: 6.52% (based on an expected rental amount of £1250)  
Service Charge: £2024.20 per annum  
Ground Rent: £214.92 per annum  
Lease: 250 years from and including 5 October 2020  
Square Footage: 586 sq.ft / 54.4 sq.m  
Council Tax Band: B  
Management Company: Urban Bubble

## KITCHEN

Open plan to the living area, the kitchen is finished to a high specification, and comprises wall and base units, integrated fridge/freezer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap, laminate flooring, spotlights and a large breakfast bar. There is also a storage cupboard to the left of the kitchen which houses the boiler.

## LIVING ROOM

Double glazed, floor to ceiling windows, with double glazed door leading onto the balcony, carpeted flooring, radiator, phone/TV point and spotlights.

## BATHROOM

Accessed via the hallway, is a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

## BEDROOM

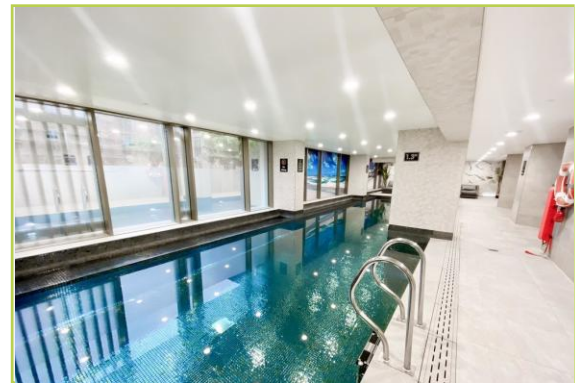
Double glazed floor to ceiling window, carpeted flooring, radiator, spotlights. There is also a storage cupboard which can be used as wardrobe space.

## ADDITIONAL FACILITIES

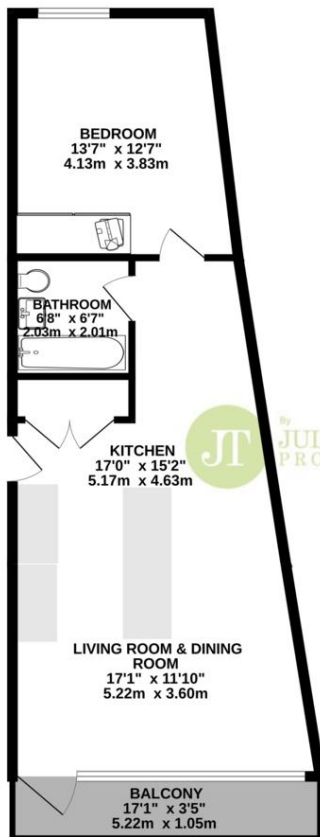
This apartment benefits from a private balcony with city views, and all residents have access to the rooftop garden, heated swimming pool & spa, cinema rooms, fully functioning gym, courtyard garden and solarium.

## PARKING

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability at £130pcm.



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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