



## The Royal, Salford - Asking Price Of £170,000

Julie Twist Properties are pleased to offer this one bedroom duplex apartment in The Royal. Situated on the top floor, this spacious apartment offers one double bedroom with an ensuite and a walk-in wardrobe, flexible living space, a separate kitchen, a study and a downstairs WC. The apartment also includes one parking space and a communal terrace area accessed via the bedroom.

Situated just off Chapel Street, The Royal is only a 10 minute walk to Deansgate as well as being close to Salford University & all the main transport links in the city centre. You are also within short walking distance to the popular area of Spinningfields, offering a wide range of bars, restaurants and shops.

- One Double Bedroom
- Communal Terrace
- Underground Parking Space
- Duplex Apartment
- Short Walk to City Centre
- Salford Central Tram Stop Nearby
- Salford University Nearby
- Spacious Living Room



**GENERAL**

Rental Yield: 6.2% (based off expected rental of £875pcm)  
 Service Charge: £1,665.82pa  
 Ground Rent: £100 pa  
 Lease: 125 years from 30th September 1999  
 Council Tax Band: C - £1871pa  
 Management Company: Stevenson Whyte  
 751qft

**HALLWAY**

Carpeted flooring, spotlights, wall mounted heater and intercom.

**LIVING ROOM**

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

**KITCHEN**

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring and spotlights.

**BEDROOM**

Double glazed window, carpeted flooring, wall mounted heater, wall lights and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises of a bath with shower attachment over, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

**DOWNSTAIRS BATHROOM**

Accessed via the study, WC, sink with mixer tap, tiled walls, carpeted flooring, extractor and spotlights.

**PARKING**

There is one allocated underground parking space included in the sale of this property.



379 sq.ft. (35.2 sq.m.) approx.

372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		92
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65