



## 1 bed apartment to buy in M3

Adelphi Wharf Phase 3, Adelphi Street,  
Salford, Greater Manchester, M3 6GL

**£80,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Sixth Floor
- ✓ Limited Lending Pool
- ✓ Tenanted Investment
- ✓ EPC Rating B

## Key Information

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

## Description

Located in the sought after Adelphi Wharf 3 Development. This very well proportioned sixth floor studio offers open plan living and kitchen area. Fully fitted and integrated kitchen, modern fitted shower room and outside balcony. Fantastic communal roof terrace. Just 1 mile from Spinningfields and with fantastic transport links - Adelphi Wharf is the perfect location.

Adelphi Wharf is a brand new, bespoke residential development. These apartments will provide residents with a beautiful, tranquil modern living experience on the banks of the River Irwell.

Adelphi Wharf is just off the A6- Chapel Street, the busy route which links the two cities. It benefits from close proximity to this bus route, but doesn't have the traffic going past the front door. There are also two train stations which are within half a mile of the development.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 124

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

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

Heating: Electric

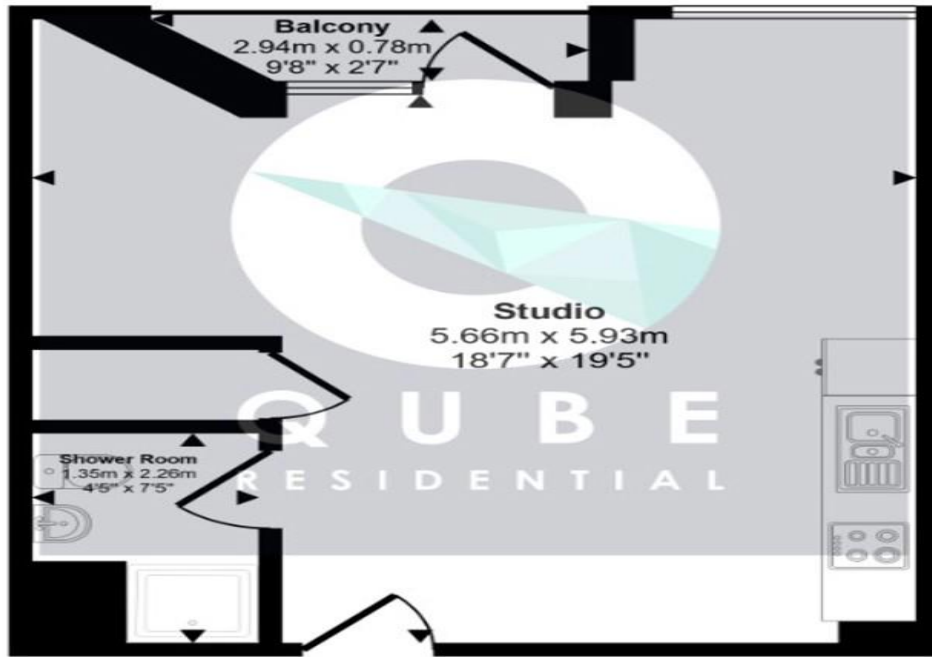
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
35 sq m / 381 sq ft



Studio

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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