



*Lord Street*

Salford

**Miller Metcalfe**  
*Every step of the way*



# Lord Street

Salford

Upper Floor



EPC Rating - To be confirmed

\*\*\* THIRD FLOOR APARTMENT FOR SALE, OFFERED WITH NO ONWARD CHAIN AND ALLOCATED PARKING, SUPERB SALFORD LOCATION \*\*\*

A one bedroom third floor apartment in a well maintained and popular area on the fringes of Manchester city centre.

Situated in an increasingly desirable area of Salford, the building comprises a private communal entrance and stairway which leads to the apartment on the third floor. The apartment has a hallway, a well proportioned bedroom, a fitted bathroom, and a spacious lounge / kitchen area.

Externally the property offers communal parking for residents with an allocated space included in the purchase. The location is within walking distance to a host of amenities including shops, bars and restaurants with all the fantastic attractions of Manchester city centre only a short distance away. It is also well placed for major transport links that offer easy access for commuting across the North West.

At Miller Metcalfe we anticipate strong interest on this property, therefore booking an early viewing is strongly advised to avoid disappointment.

## TENURE

Leasehold

250 years from 21/12/2010

236 years remaining; expires 01/01/2260

## GROUND RENT

£100 per year

## SERVICE CHARGE

£200 PCM approximately

## LOCAL AUTHORITY / COUNCIL TAX

Salford City Council

Band A - £1403 per year

## FLOOD RISK

Very Low

## MOBILE COVERAGE

EE - High  
Vodafone - High  
Three - High  
O2 - High

## BROADBAND

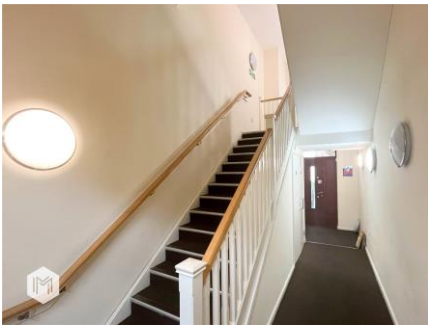
Basic - 14 Mbps  
Superfast - 79 Mbps  
Ultrafast - 1000 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

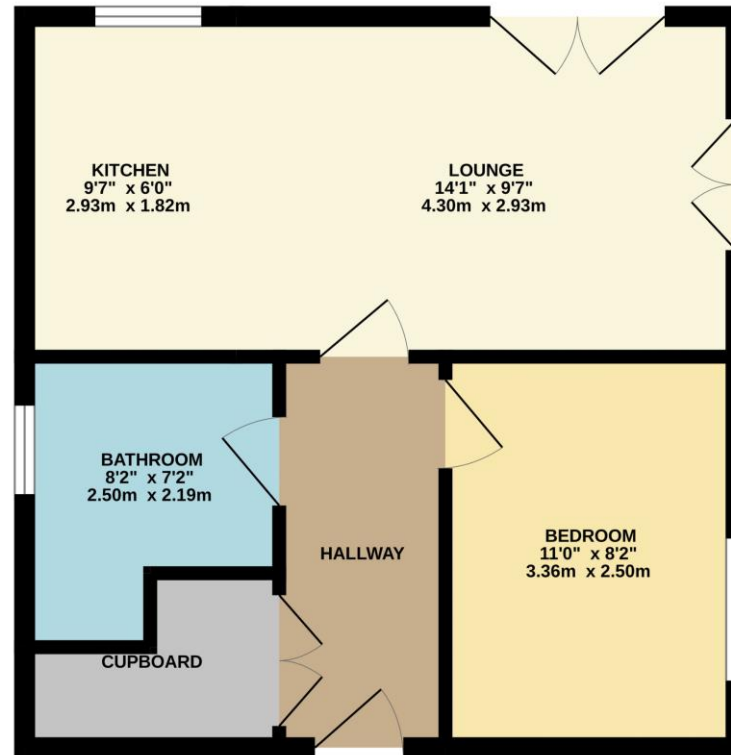
BT - Yes  
Sky - Yes  
Virgin - Yes







GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 414 sq.ft. (38.5 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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