0247 401 2020 | enquiries@globalhouseestates.com

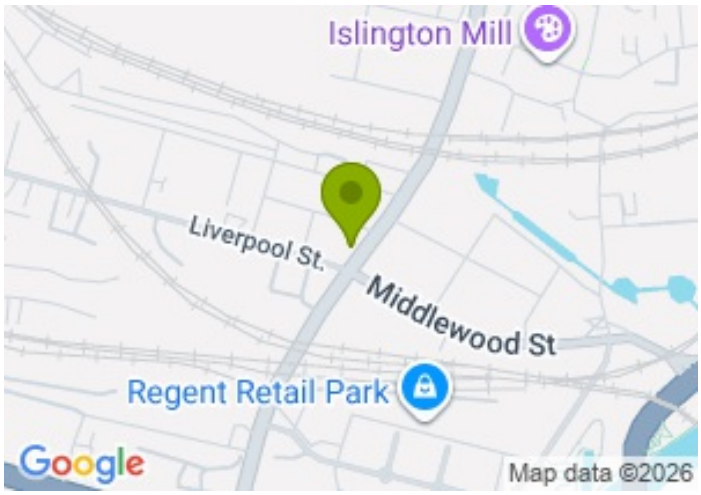
THE LANDMARK, SALFORD, MANCHESTER

£140,000.00

1 1 1



- Modern and spacious one-bedroom flat
- Building completed in 2023
- Private balcony
- Onsite residents amenities
- Panoramic view over Manchester city
- Prime location
- 5 mins walking to Regent Retail Park



Propety Description

GHE is delighted to present this well-presented one-bedroom apartment within the popular X1 Landmark development, ideally located just a short walk from Spinningfields and Manchester city centre, with excellent access to major transport links.

Positioned within a recently completed development, this property is an excellent choice for both those looking for a place to call home and investors seeking a solid opportunity in a high-demand area.

The apartment features a bright open-plan kitchen and living space, complete with integrated appliances, offering a comfortable and practical layout for everyday living. The spacious double bedroom provides a peaceful retreat, and both the bedroom and living area open directly onto a private balcony, where you can enjoy views across the city. A modern bathroom with a shower and a separate utility room add to the overall convenience of the home.

Residents also benefit from access to on-site amenities, including a fully equipped gym, a residents' lounge, and a landscaped courtyard. Overnight security is in place daily from 7pm to 7am, providing added peace of mind.

The apartment is currently tenanted. making it a great option for investors looking for immediate rental income. Please contact Global House Estates for additional information.

Service charge: approximately £1,740 per annum
Ground rent: £395 per annum
Length of lease: 240 years remaining

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

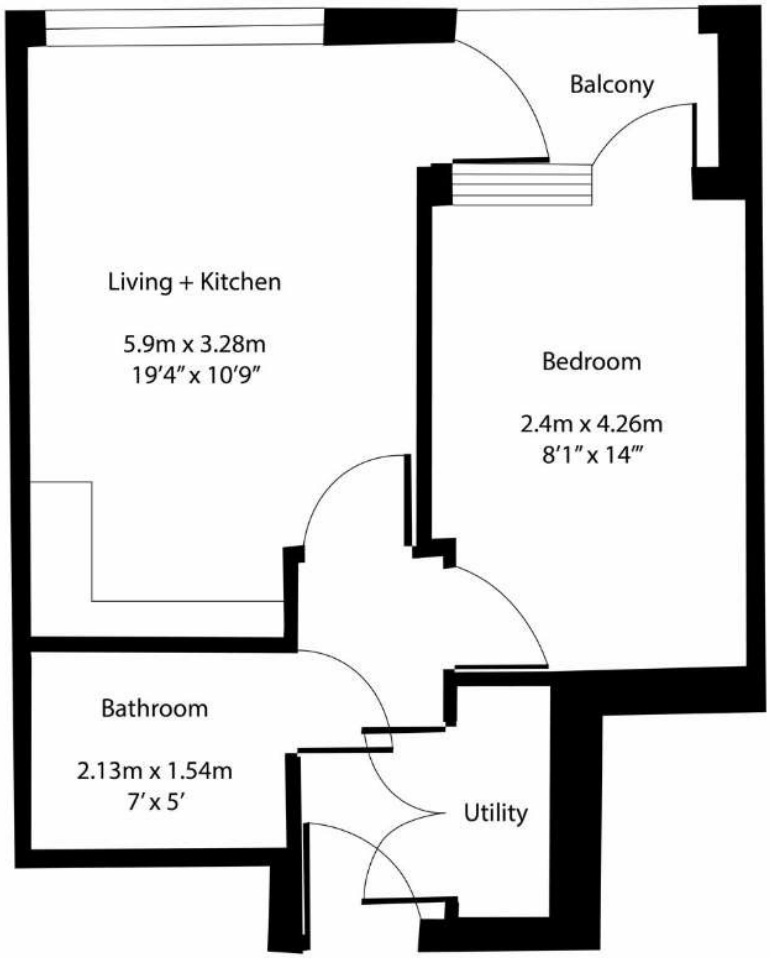
Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or

changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

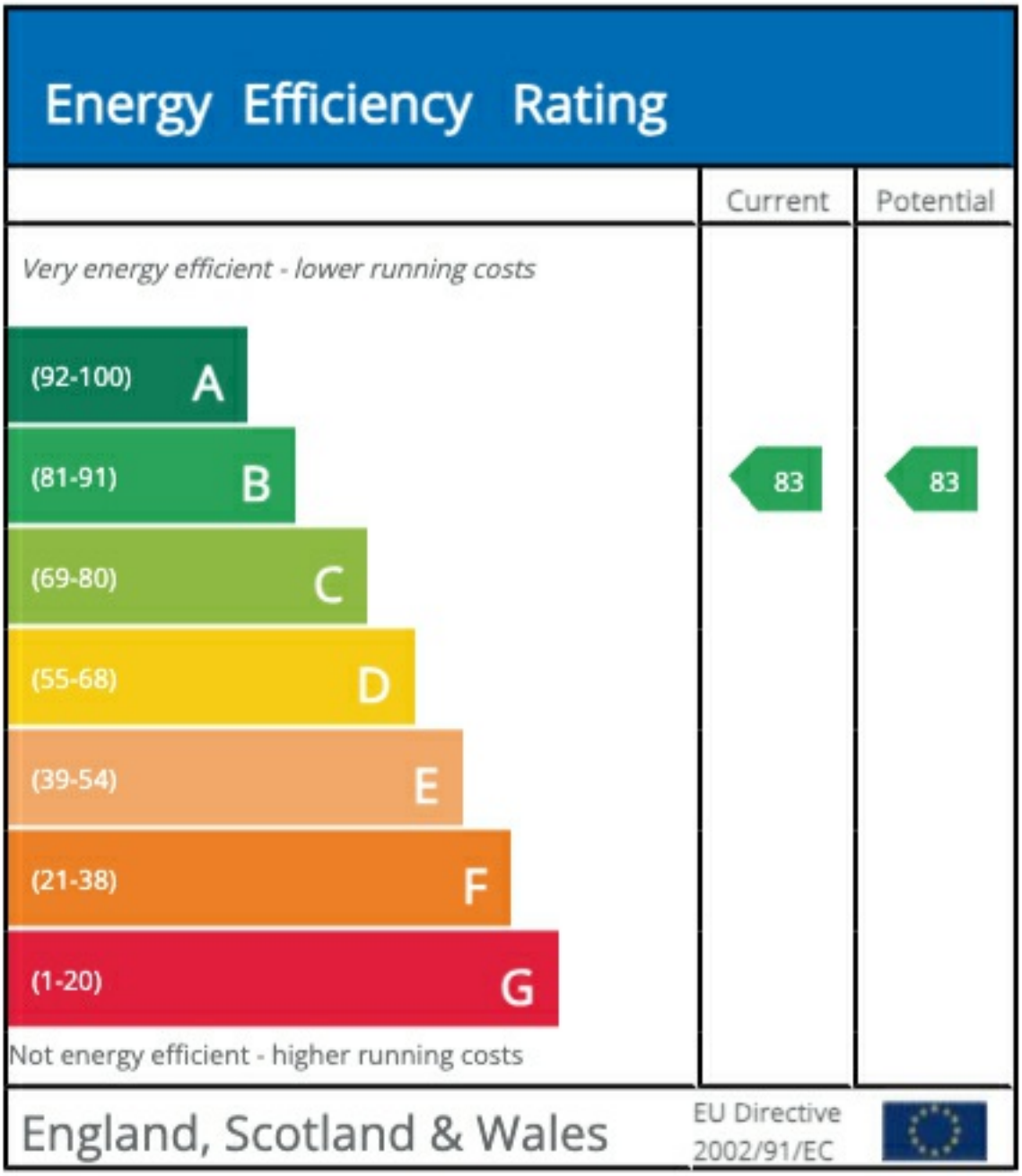
Floor plan

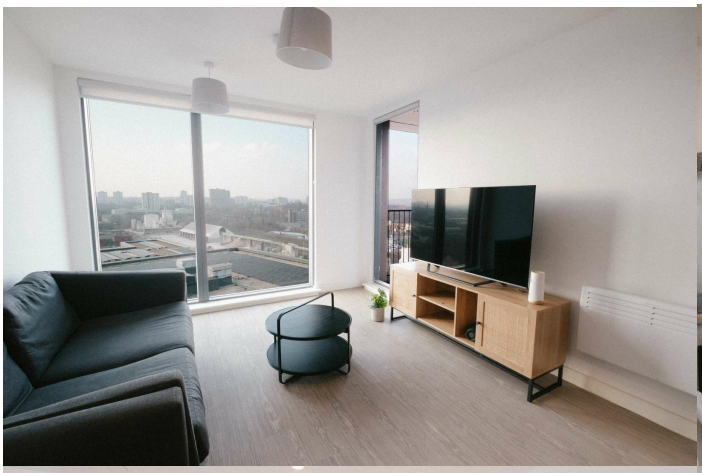
Total Area
Aprox. 409 sq.ft I 38 sq.m

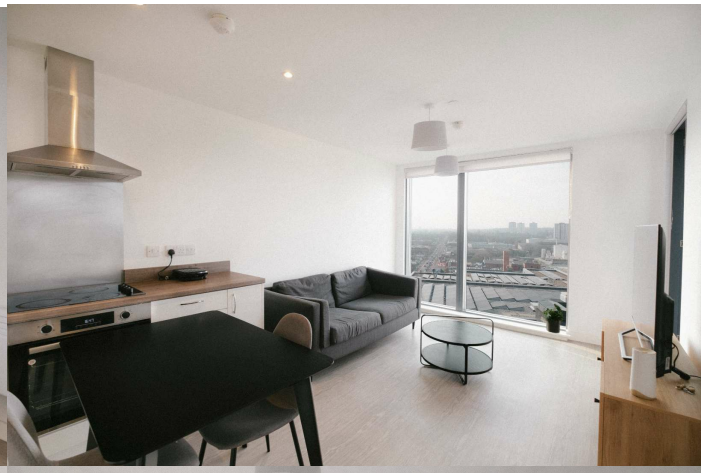


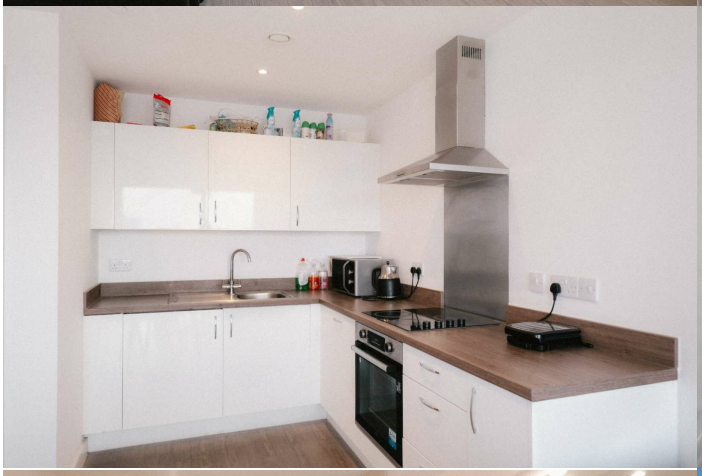
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) 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
83
83
England, Scotland & Wales
EU Directive 2002/91/EC








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HOUSE
ESTATES


Tidy



