



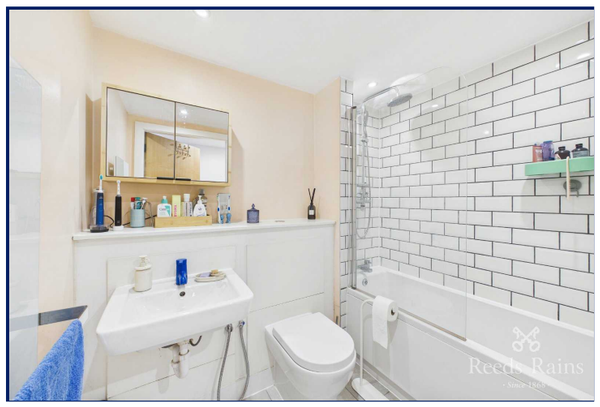












West Craven Street, Salford, M5

Asking Price: £160,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

West Craven Street, Salford, M5

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Council Tax Band: B
EPC Rating: C

A modern first floor corner apartment located within walking distance of Salford Quays and Media City and with easy access to the City centre via Metrolink. Pleasant position close to Ordsall Park. The property consists of dual aspect living area with archway to kitchen and park views, two double bedrooms and bathroom. An allocated parking space is included. EPC Rating C.

Location
The property enjoys a pleasant location opposite Ordsall Park, a superb green space right on your doorstep. Also very close by are a recently opened Aldi supermarket and PureGym, along with a convenient Tesco Express store. Just across Trafford Road is Salford Quays - a vibrant and thriving area offering a wealth of amenities that cater to both work and leisure. Home to the iconic MediaCityUK, Salford Quays is a hub for digital and creative industries, with numerous offices, studios, and tech companies. The area boasts a wide selection of leisure options, from the vibrant Kargo food hall with its range of casual dining options, together with more formal restaurants and the Quayside shopping complex. For culture enthusiasts, there's the stunning Imperial War Museum North and The Lowry Theatre. Salford Quays is also home to beautiful waterfront spaces, perfect for a gentle stroll or morning run, and with excellent transport links nearby including the Metrolink, it's easy to access the city centre and beyond.

1ST FLOOR
Secure communal entrance. Stairs lead up to the apartment (there is no lift).

Entrance Hall
Wooden-style flooring.

Living Area
12'11" x 12'5" (3.94m x 3.78m)
A bright dual-aspect room with two floor-to-ceiling windows overlooking Ordsall Park and wooden-style flooring. Useful storage cupboard.

Kitchen
9'1" x 5'10" (2.77m x 1.78m)
Windows to dual aspects, fitted base and wall units, integral electric oven and hob with extractor hood, sink with mixer tap, tiled splashbacks, worktop lighting, spaces for appliances.

Bedroom 1
15'2" x 8'6" (4.62m x 2.6m)
With floor-to-ceiling window and carpeted floor.

Bedroom 2
9'6" x 8'11" (2.9m x 2.72m)
With floor-to-ceiling window and carpeted floor.

Bathroom
7'4" x 4'11" (2.24m x 1.5m)
Panelled bath with shower over, wash basin with mixer tap, WC, tiled splashbacks and replacement flooring, shaver point, towel rail.

Parking
A gated allocated parking space is included in the sale.

Leasehold/Council Tax
Lease term: 999 years (less 10 days) from 1st June 2007.
Service charge: £1211.46 for period 24/06/26-28/09/26 equating to an approximate annual figure of £4845.84.
Ground rent: £100 per annum.
Please verify lease details with your solicitor.
Council tax band B (Salford City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk