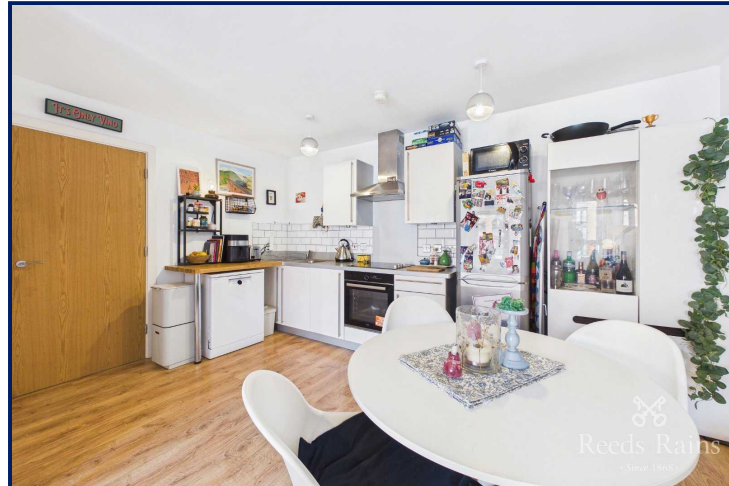
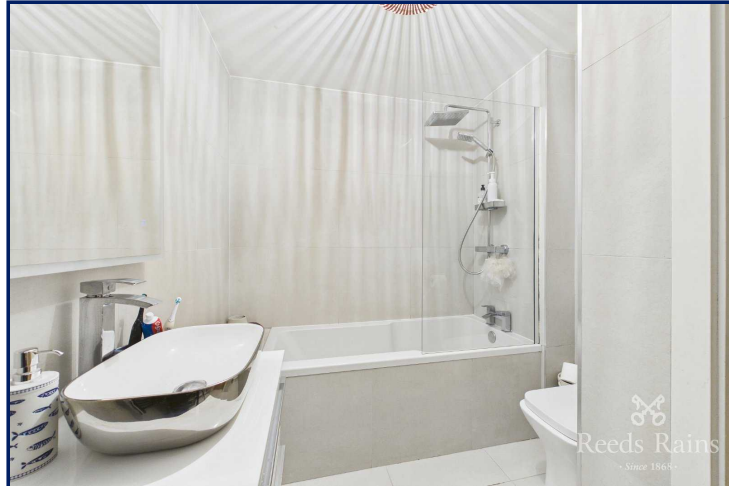
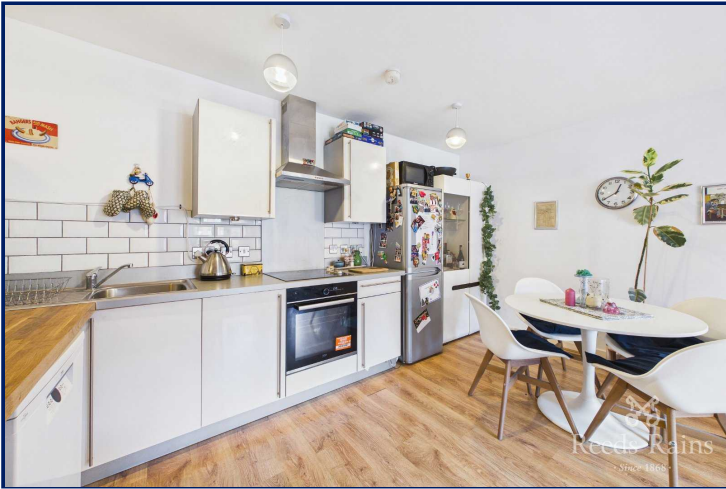
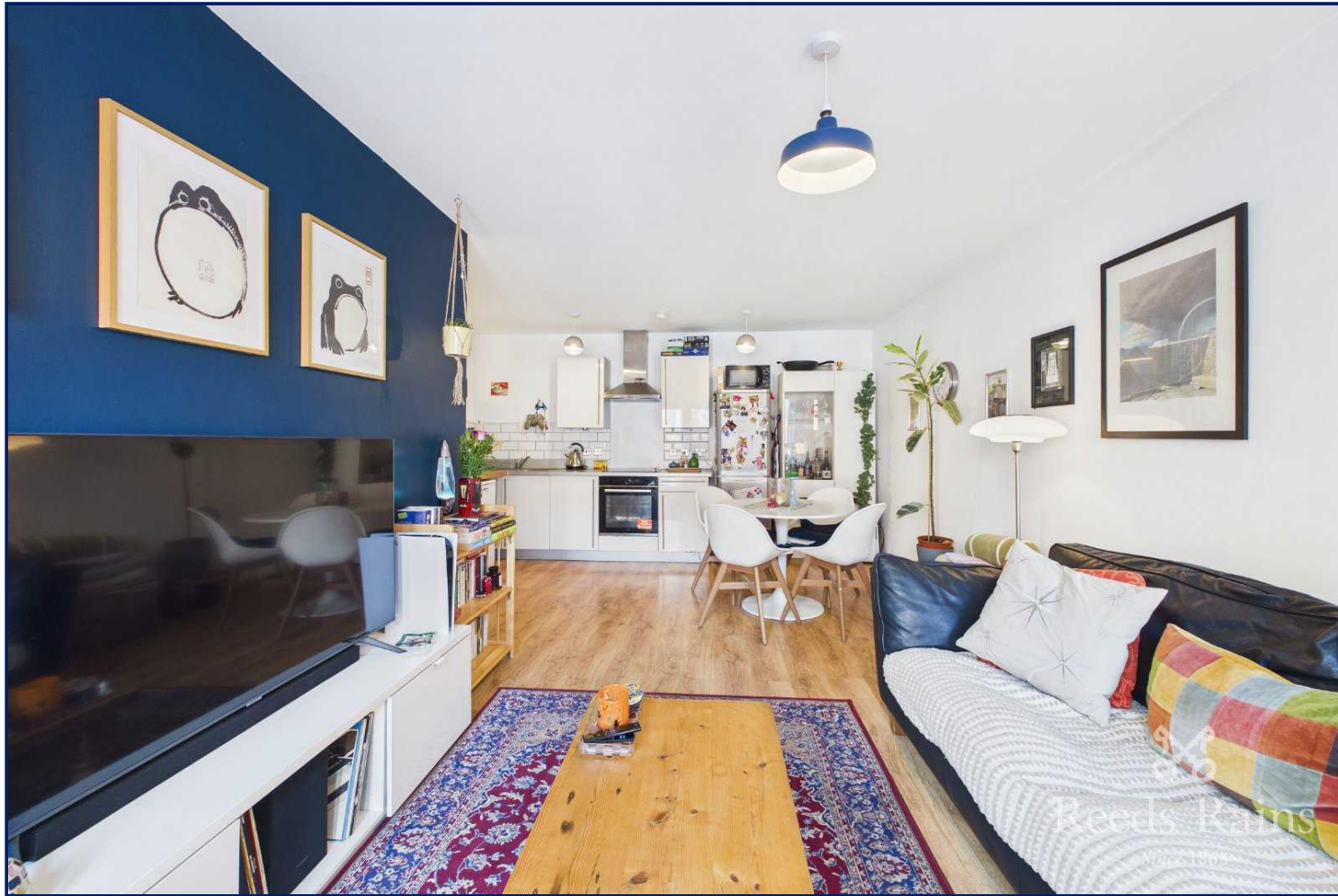
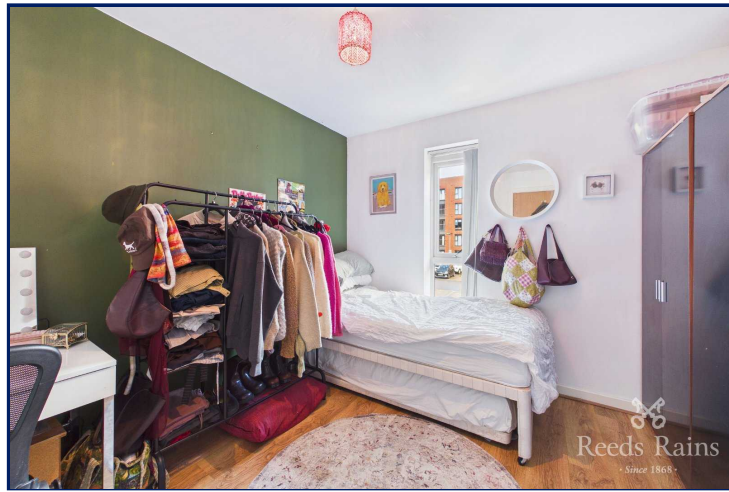
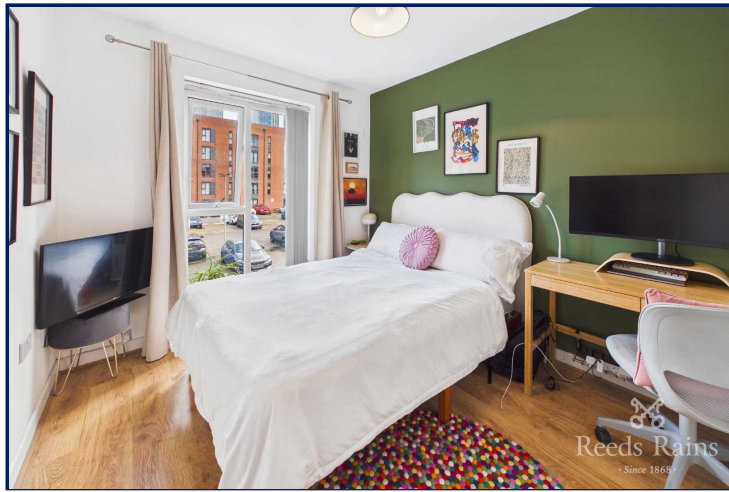




Delaney Building, Derwent Street,
Salford, M5

Asking Price: £180,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

Delaney Building, Derwent Street, Salford, M5
Asking Price: £180,000 Leasehold

Council Tax Band: B
EPC Rating: C

A superb 2 bedroom apartment complete with parking space within the popular Delaney Building, with great amenities nearby and within walking distance of the city centre. Featuring an open-plan living area with Juliet-style balcony and upgraded bathroom along with the convenience of a concierge facility. EPC Rating C.

Summary

The Delaney Building is perfectly situated on the Manchester/Salford border, offering easy access to the Castlefield conservation area with its pleasant canal-side walkways and bars and the wider city with its array of amenities to meet all needs. Immediate shopping needs are well catered for by the large Sainsburys supermarket and other shops within the Regent Retail Park, as well as a gym. Salford Quays/MediaCity is also within easy reach, as are the M602, ring road and Mancunian Way providing convenient access around the city and beyond. The Lowry Wharf development benefits from a concierge facility, available 7 days a week from 7am-7pm. This fantastic apartment is situated on the first floor of the building and comes complete with an allocated parking space, presenting a great opportunity for either an owner-occupier or investor.

1ST FLOOR

Secure communal entrance. The apartment can be reached by lift or stairs.

Entrance Hall

Wooden-style flooring and utility cupboard with space for a washing machine.

Living Area/Kitchen

19'10" x 10'6" (6.05m x 3.2m)
A bright open-plan room with wooden-style flooring and a Juliet-style balcony along with further window for additional natural light. Kitchen with fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, tiled splashbacks, spaces for appliances.

Bedroom 1

10'1" x 8'11" (3.07m x 2.72m)
Full-height window and wooden-style flooring.

Bedroom 2

10'2" x 10'1" (max) (3.1m x 3.07m (max))
Full-height window and wooden-style flooring.

Bathroom

9' x 7'3" (2.74m x 2.2m)
An upgraded contemporary bathroom featuring panelled bath with twin-head shower above, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Parking

The apartment has a secure allocated parking space.

Leasehold/EWS1/Council Tax

Lease term: 125 years from 1st January 2012.
Ground rent: £340 per annum.
Service charge: £893.24 for period 01/07/26-31/12/26 equating to an approximate annual figure of £1786.48.
Building insurance: £343.17 for period 01/09/26-31/08/27.
Please verify lease details with your solicitor.
There is an EWS1 form with a B1 rating dated 21/07/21.
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.

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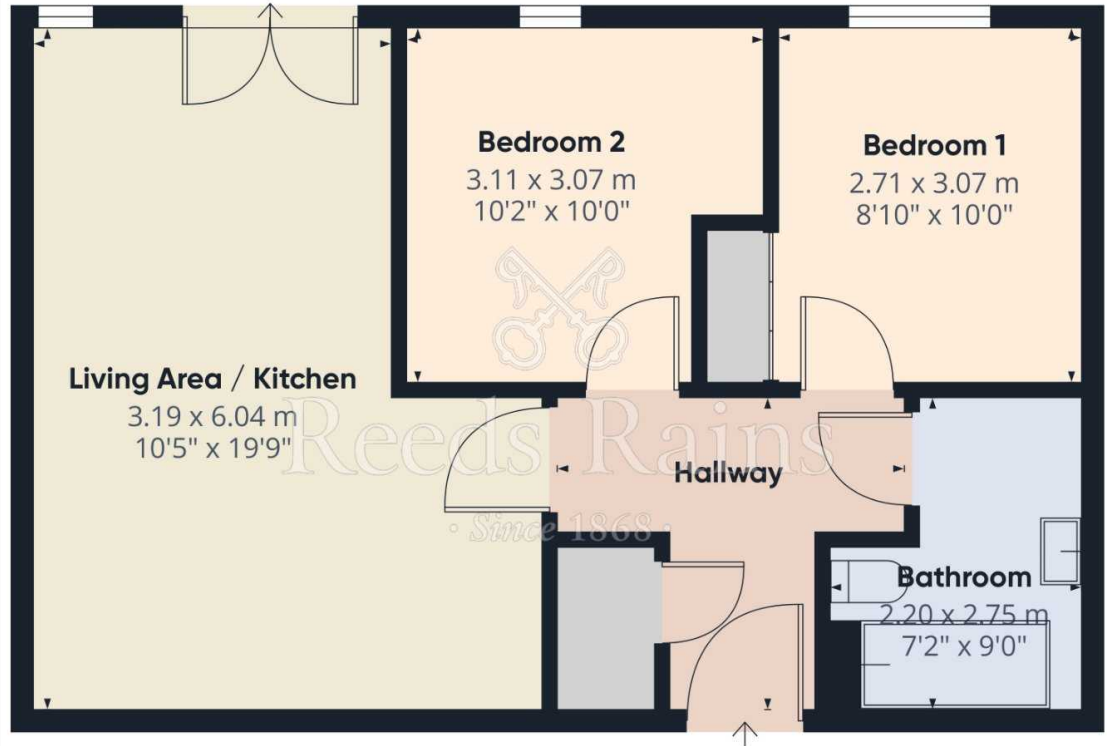
All Measurements
All Measurements are Approximate.

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.



Approximate total area[®]
52.9 m²
571 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)