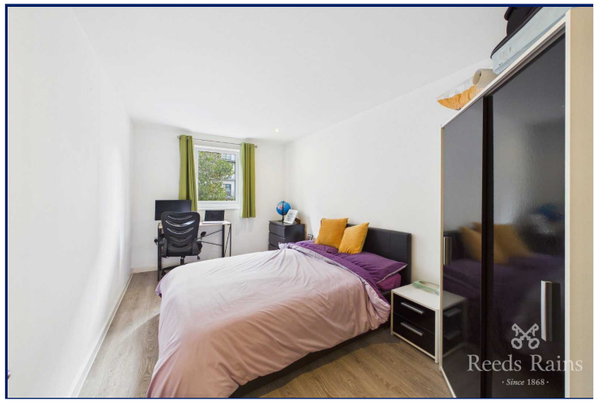
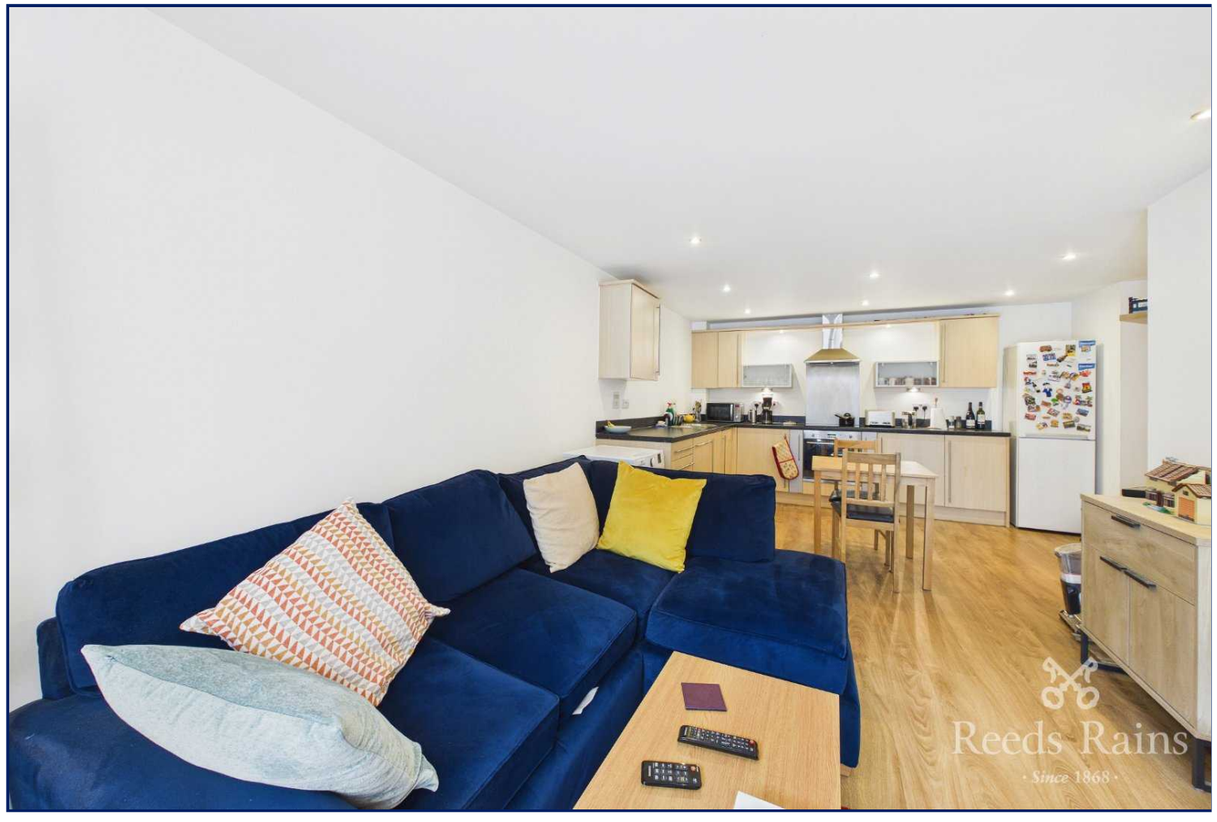


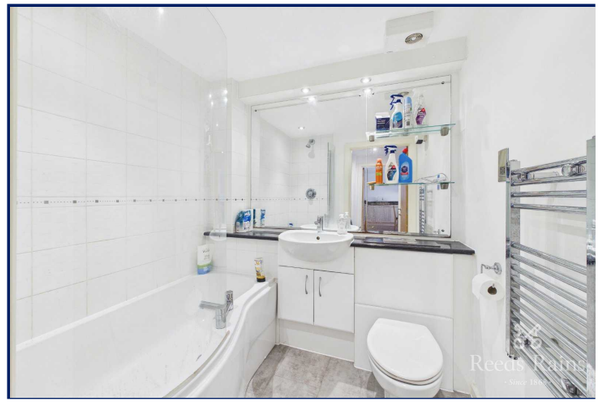


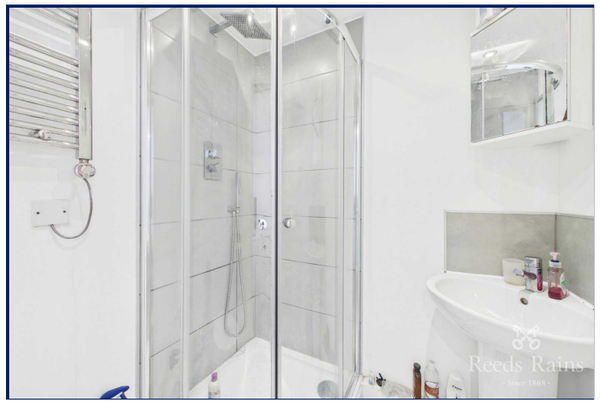












Walker House, Elmira Way,
Salford, M5

Asking Price: £175,000
Leasehold

Reeds Rains

reedsrains.co.uk

Walker House, Elmira Way, Salford, M5
Asking Price: £175,000 Leasehold

Council Tax Band: B
EPC Rating: C

A superb 2 double bedroom 4th floor apartment within the popular Saltra development. Features open-plan Kitchen/Living Room along with ensuite to the main bedroom. Secure parking is included. Great location within walking distance of Salford Quays and MediaCity, with easy access to the city centre via adjacent Metrolink stop. EWS1 form available (B1 rating). EPC Rating C.

Location
Walker House is conveniently situated a pleasant stroll from the amenities of Salford Quays and MediaCity, including Kargo food hall, the Lowry Arts Complex and Quayside Shopping Centre. There are also a range of coffee shops, bars and restaurants including The Alchemist. A range of waterside footpaths provide excellent opportunities for walking and running. The nearby Metrolink stop at Exchange Quay provides quick and easy access to the city centre, while the M602 motorway leads quickly out of the city to destinations further afield.

4TH FLOOR
Secure communal entrance. The apartment can be reached by lift or stairs.

Entrance Hall
Wooden-style flooring, upgraded wifi-controlled electric radiator, cupboard housing water heater.

Living Area/Kitchen
Offering a flexible open-plan layout with wooden-style flooring, upgraded wifi-controlled electric radiator and double doors to a Juliet-style balcony. Kitchen with fitted base and wall units, integrated electric oven and induction hob with extractor hood, sink with mixer tap, integrated dishwasher and washing machine.

Bedroom 1
Two windows, wooden-style flooring, electric heater. Door to:

Ensuite
Upgraded shower cubicle, wash basin with mixer tap, WC, heated towel rail.

Bedroom 2
Window, wooden-style flooring and electric heater.

Bathroom
Panelled bath with shower over, wash basin with mixer tap, WC, heated towel rail.

Parking
Secure parking for one vehicle is included in the sale.

Leasehold/Council Tax
Lease term: 150 years (less 10 days) from 20th March 2003.
Service charge: £192.69 per month (Nov 2026) equating to an approximate annual figure of £2312.28.
Ground rent: £406.58 per annum.
Please verify lease details with your solicitor.
EWS1 form with B1 rating dated 26/02/25.
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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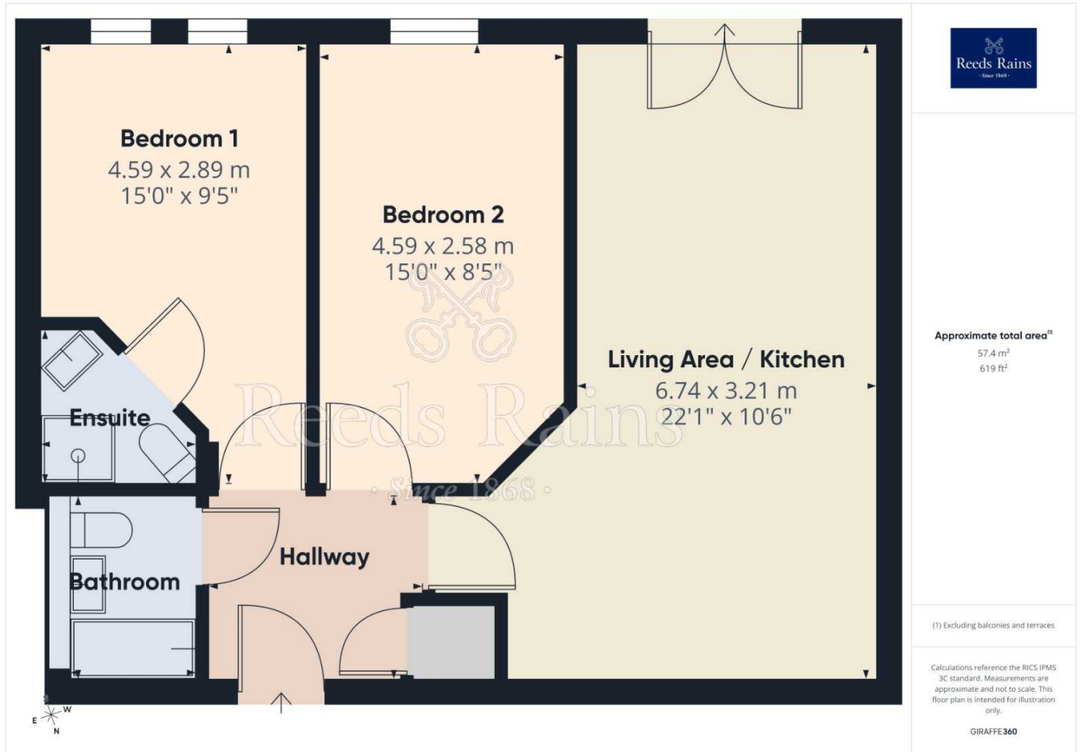
All Measurements
All Measurements are Approximate.

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.



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