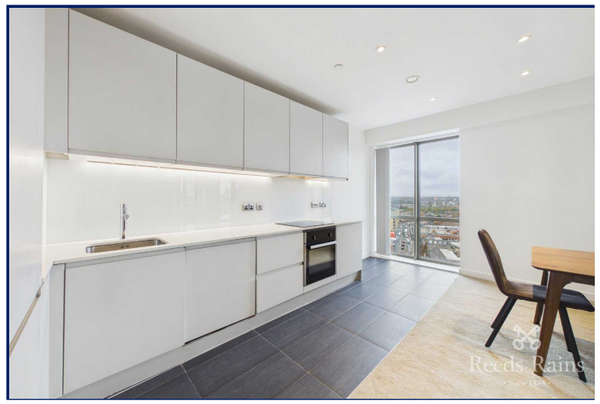
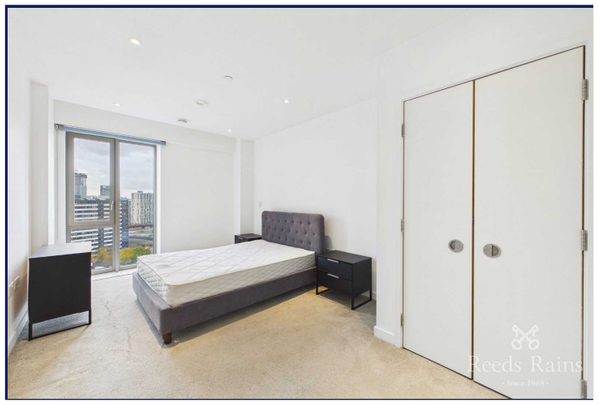
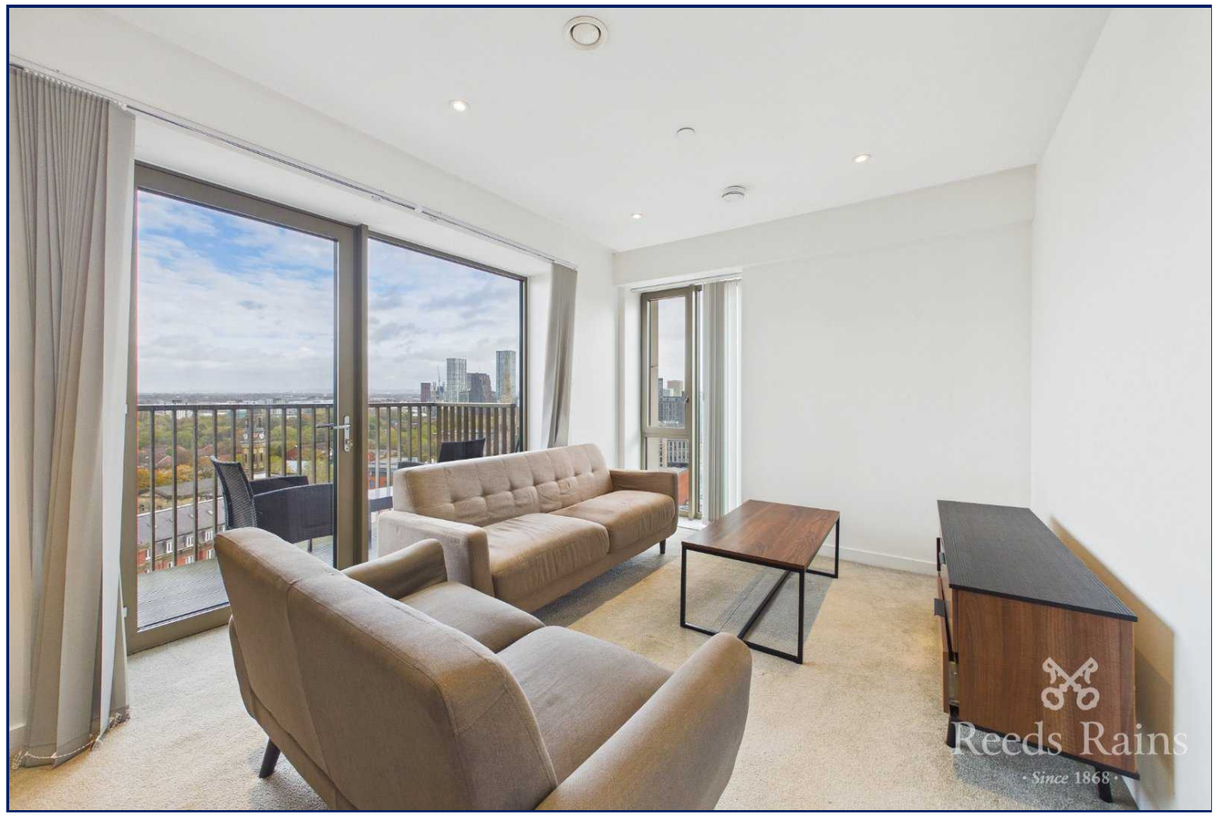




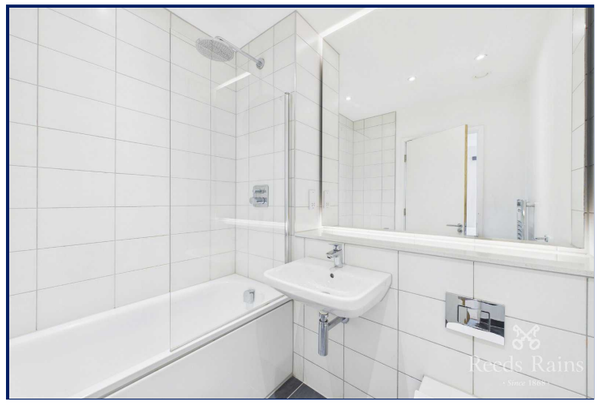












Hulme Street, Salford, M5

Asking Price: £250,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Hulme Street, Salford, M5
Asking Price: £250,000 Leasehold

Council Tax Band: C
EPC Rating: B

A luxury 2 bedroom corner apartment on the 11th floor of the prestigious Local Crescent development by Salboy. Offering spacious accommodation with balcony offering stunning panoramic views. Exceptional on-site facilities to include swimming pool, sauna/spa, gym, roof garden and concierge. Within walking distance of the city centre and Salford Crescent station. No onward chain. EPC Rating B.

11TH FLOOR
Secure communal entrance at ground level into an opulent hotel-style lobby with a range of pleasant lounge and seating areas for the use of residents. The apartment can be accessed via lift or stairs.

Hallway
Open-plan hallway area with carpeted floor opening to:

Living Area/Kitchen
28'9" x 10' (8.76m x 3.05m)
Offering a flexible and spacious open-plan layout with full-height windows to dual aspects providing superb elevated views over the surrounding area and city skyline. Living/dining area with carpeted floor and a large cupboard. Kitchen area with a range of fitted base and wall units, integreated electric oven and hob with extractor hood, inset sink with mixer tap, integrated fridge/freezer and dishwasher, tiled floor.

Balcony
Providing a pleasant outdoor space with superb panoramic views of the city centre skyline and River Irwell.

Bedroom 1
15'10" x 10'1" (4.83m x 3.07m)
Full-height window, carpeted floor and fitted wardrobe.

Shower Room
Jack-and-Jill design with access directly from bedroom or hallway. Shower cubicle, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Bedroom 2
11'7" x 9'10" (3.53m x 3m)
Full-height window, carpeted floor and fitted wardrobe. Door to:

Ensuite
Panelled bath with shower over, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Residents' Facilities
Residents at Local Crescent enjoy exceptional on-site facilities to include communal lounges and workspaces, swimming pool, sauna/spa, gym, roof garden and concierge.

Leasehold/Council Tax
Lease term: 250 years from 5th October 2020.
Ground rent: £250 per annum.
Service charge: £1022.93 for period 01/10/26-31/12/26 equating to an approximate annual figure of £4091.72.
Please verify lease details with your solicitor.
EWS1 form with A2 rating dated 25/09/20.
Council tax band C (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