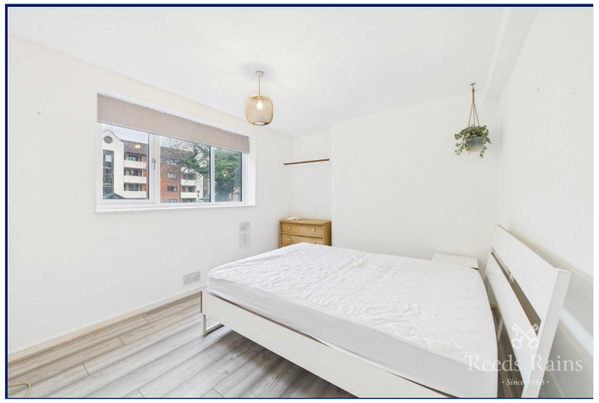
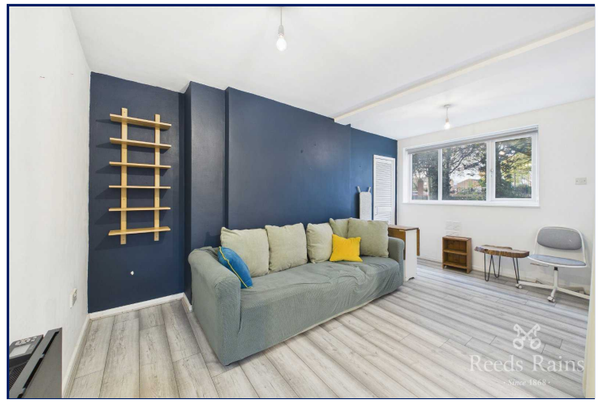


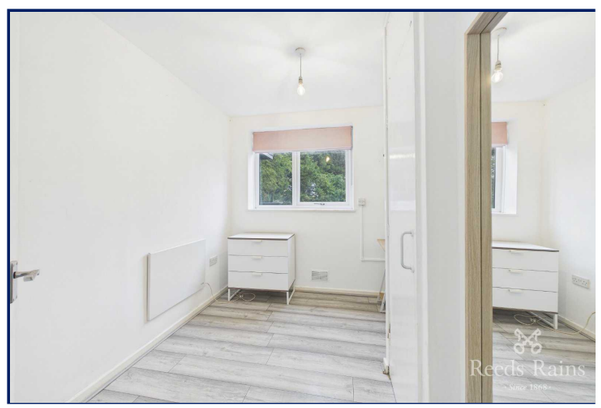


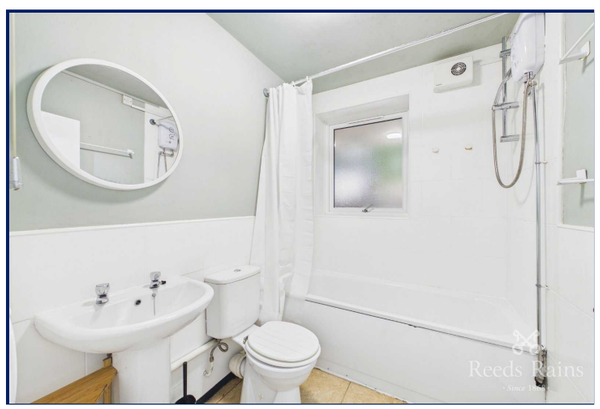












Olivia Court, Asgard Drive, Salford,
M5

Asking Price: £135,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Olivia Court, Asgard Drive, Salford, M5

Asking Price: £135,000 Leasehold

Council Tax Band: A
EPC Rating: E

With extended lease A 2 bedroom ground floor apartment with a large private terrace at the popular Regent's Park development within walking distance of Manchester city centre and Regent Retail Park. Recent upgrades including replacement kitchen and flooring. Ample residents' parking available. Perfect for first time buyers or investors with no onward chain. EPC Rating E.

Summary
Olivia Court forms part of the popular Regent's Park development, enjoying an enviable location just where Salford and Manchester city centre meet. The city centre, with its array of shops, bars and restaurants, is within walking distance making this a great opportunity for those looking for the Manchester lifestyle at a more affordable price point. In the opposite direction is the waterfront development of Salford Quays and MediaCity, home of the BBC and ITV along with a range of leisure facilities and riverside walks. The development benefits from shared resident's parking and landscaped communal gardens and offers a great opportunity for first time buyers and investors. This particular apartment benefits from recent upgrades including refitted kitchen and flooring, as well as majority upgraded modern heaters with the added benefit of no onward chain.

GROUND FLOOR

Entrance Hall
Wooden-style flooring and electric heater.

Living/Dining Room
15'11" x 8'10" (4.85m x 2.7m)
With window, wooden-style flooring, electric heater and storage cupboard.

Kitchen
7'4" x 7'2" (2.24m x 2.18m)
Recently renovated featuring a range of modern base and wall units, window looking onto the terrace, sink with mixer tap, tiled splashbacks, space for appliances.

Bathroom
7' x 5'8" (2.13m x 1.73m)
With obscure window, panelled bath with shower over, wash basin, WC, tiled floor.

Terrace
12'6" (3.81) x 8'8" (2.65) (both max)
A large private terrace providing a great outdoor space overlooking communal gardens at the rear.

Bedroom 1
10'9" x 10'2" (3.28m x 3.1m)
With window, wooden-style flooring and electric heater.

Bedroom 2
9'7" x 6'2" (2.92m x 1.88m)
With window, wooden-style flooring, electric heater and cupboard housing hot water cylinder.

Parking
The development benefits from a good number of parking spaces for the use of residents, non-allocated and available on a first-come-first-served basis. There are also pleasant communal gardens available for residents to enjoy.

Leasehold/Council Tax
Lease term: 215 years from 1st January 1984.
Service charge: £1892.64 for period 01/07/26-30/06/27.
Ground rent: peppercorn.
Please verify lease details with your solicitor.
Council tax band A (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.



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