



Kaytons Estate Agents



**Auction**

## 1 bed apartment to buy in M3

Victoria Bridge Street, Salford, Greater Manchester, M3 5AS

**£75,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Limited Lending
- ✓ SEVENTEENTH FLOOR POSITION
- ✓ OPEN PLAN LIVING ROOM
- ✓ ONE BEDROOM FLAT WITH IMPRESSIVE VIEWS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\* BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £80,000 \*\*  
CASH BUYERS ONLY \*\* A superb one bedroom apartment boasting impressive views from its position on the seventeenth floor. Located just off Deansgate and a short stroll from the main retail district, the development occupies one of the most central positions in the city and offers easy access to Victoria train station, Spinningfields and Piccadilly. The well presented property briefly comprises; entrance hall, open plan living room, modern fitted kitchen with appliances, spacious double bedroom and a three piece bathroom suite. EPC rating (C)

We have been advised the property is unsuitable for air bnb usage

Lease: 130 years from 1999

Annual ground Rent: Included in service charge

Annual service Charge: £3000

Management company: Premier Estates

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: None

Year built: 1999

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Victoria Bridge Street, Salford, Greater Manchester, M3 5AS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

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