



## 2 bed apartment to buy in M5

15 Trafford Road, Salford, Greater Manchester, M5 3NW

**£120,000** Starting Bid

 x2 
  x1 
  x1

Tenure

**Leasehold**

## Property features

- ✓ 2 Bedroom Apartment
- ✓ Outside Balcony
- ✓ En-Suite Shower Room
- ✓ Open Plan Living/Dining/Kitchen
- ✓ EPC Rating B



## Key Information

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

## Description

We are delighted to bring to the market this very well presented two-bedroom apartment situated on the seventh floor of the sought after X1 The Gateway, Salford. The apartment affords stunning views over Salford Quays and is within one-minute walk of Salford Quays Tram Station.

Property comprises entrance hall, open plan living/dining, fully integrated kitchen, two double bedrooms with master having en-suite shower room, additional shower room, outside balcony with stunning views of Salford Quays. Further benefits include concierge and residents gymnasium.

Tenanted until 17/10/2026 at £1,225.00 PCM

Service Charges: £2,216 PA

Lease Length: 999 Years.

Ground Rent: £350 PA (5 Year RPI) Review Date 01/01/2025

Council Tax Band: B

EPC Rated: C

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 994

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,216.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Year built: 2019

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: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


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>	84	84
(69-80) <b>C</b>		
(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 

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

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