

Abito, Greengate, Salford, M3 7NB

- One Bedroom Studio Apartment
- Third Floor
- Floor To Ceiling Windows
- Large South Facing Balcony
- Fully Integrated Kitchen
- 24 Hour Concierge

Price £115,000 Leasehold

Granite Lettings & Property Management are pleased to present this superb studio apartment set in the exciting Abito development, these extremely apartments are just a few minutes walk from Deansgate and Harvey Nichols offering luxury city centre living at a fantastic price, perfect for the single working professional about town. This spacious 3rd floor studio apartment boasts floor to ceiling windows, bathroom with shower, fully integrated kitchen and a large south facing balcony. The property also benefits from an on site 24 hour concierge.

The property also boasts an excellent investment opportunity, the property is currently rented on a rolling AST, with a monthly rent of £825 with potential to rise to £895

Satisfactory EWS1

Valid EICR

Leasehold - 132 years remaining

Buildings Service Charge £1519.84 (per annum)

Ground Rent £50 per annum (per annum)

Building Management Company - Living City 0161 274 1400

Council Tax Band A - £1,475.68 - Salford City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Bedroom

Wooden laminate flooring, fold up double bed, built in wardrobe, built in storage cupboards and hallway leading to bathroom and kitchen / lounge diner. Electric heater, TV point and built in over bed reading lights.

Bathroom

Mosaic tiled flooring, low level WC, sink with taps, glass shelving, shower cubicle with double doors and spotlights to ceiling.

Kitchen

Wooden laminate flooring, wall and base units with white doors, wooden work surface, 2 ring electric hob, microwave / oven combined, dishwasher and chrome sink with mixer taps.

Living Room

Wooden laminate flooring, TV point, door leading to balcony and floor to ceiling windows.

Balcony

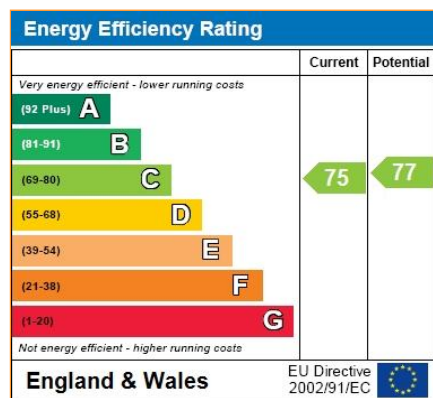
Glass fronted, steel flooring and railing.

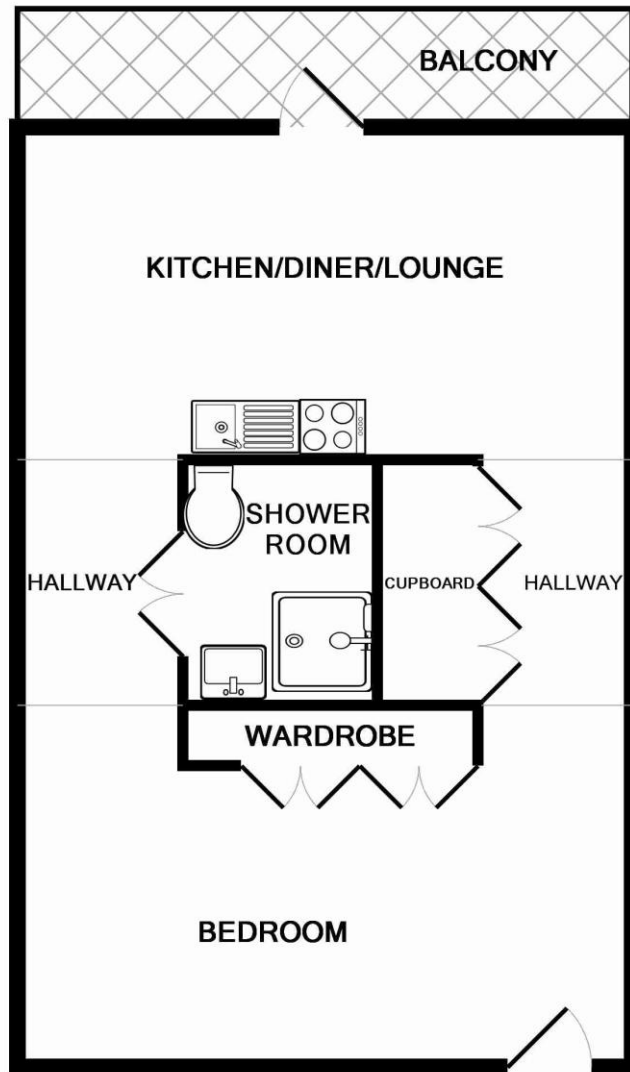
Ground rent

£50

Service Charge

£1,520





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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