



Blackfriars Road | Salford | M3 7BT

**£900 PCM**

The  
**GOOD  
ESTATE**  
AGENCY

Blackfriars Road |  
Salford | M3 7BT  
£900 PCM

A well appointed 3rd floor studio apartment in the popular Spectrum development in Salford. The property comprises: entrance hallway, open plan living/dining and kitchen area, separate bedroom area with frosted glass partition, a range of fitted wardrobes and shower room with fitted storage cupboards. Spectrum delivers the best of both worlds, combining chic, urban living with the tranquility of private landscaped gardens. Located only a short walk to Victoria Station & Deansgate with all the shops, department stores, bars and restaurants the city's main street has to offer.



- STUDIO APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- FULLY FITTED KITCHEN
- BALCONY
- POPULAR DEVELOPMENT
- 3RD FLOOR
- FURNISHED
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS
- CLOSE TO DEANSGATE

## STUDIO APARTMENT, FURNISHED WITH BALCONY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

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