



MISTORIA  
ESTATE AGENTS



## Town Hall Bexley Square Salford

**£95,000**

**Leasehold**

\*\*\*\*\*CURRENTLY ACHIEVING £1,400 PCM - ACHIEVING 16.8% YIELD\*\*\*\*\*

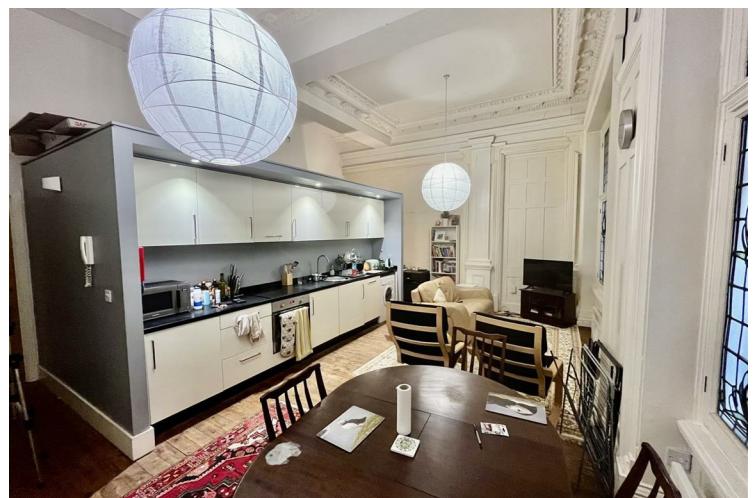
Nestled in the charming Bexley Square, Salford, this delightful character property offers a unique blend of modern living and historical charm. With two well-proportioned bedrooms and two bathrooms, this Apartment is perfect for Investors, professionals, or students seeking a comfortable and stylish home.

The inviting reception room provides a warm welcome, ideal for relaxation or entertaining. The property boasts an on-site gym, catering to fitness enthusiasts who appreciate the convenience of working out just steps from their front door.

Situated in a prime location, this home is just a short distance from the vibrant Manchester city centre, making it perfect for those who enjoy the hustle and bustle of city life while still appreciating the

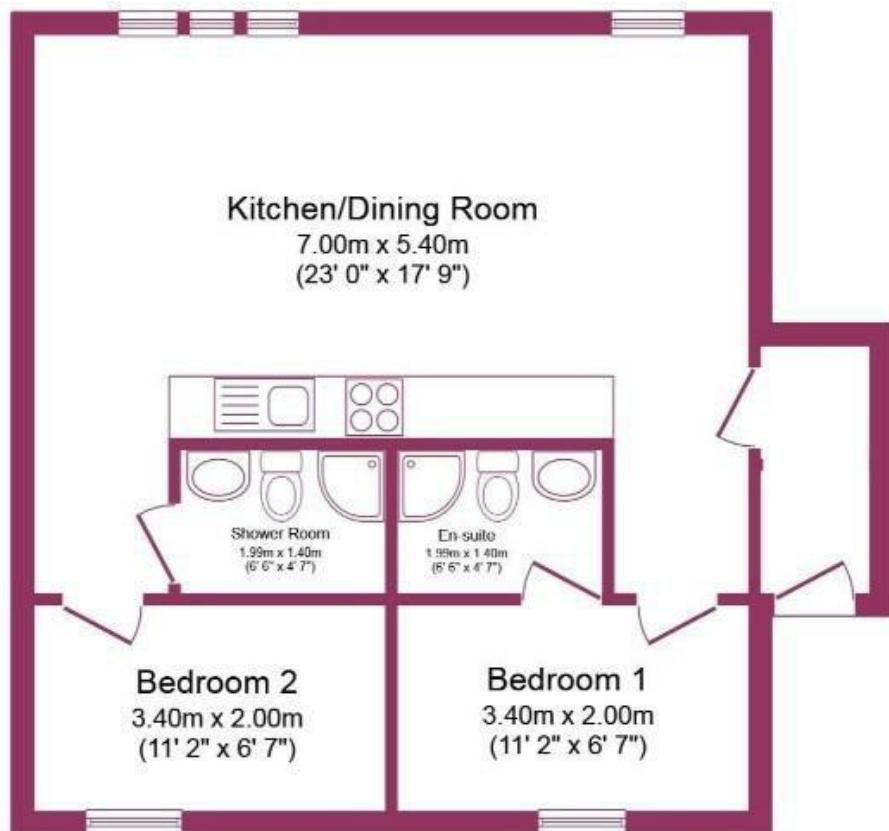


• INVESTORS • ON SITE GYM • MODERN CITY LIVING • AMENITIES NEARBY AND WALK TO DEANSGATE



• CLOSE TO SALFORD UNIVERSITY • TRANSPORT LINKS • VIEWING RECOMMENDED • DONT MISS THIS • CURRENTLY ACHIEVING £1,400 PCM - ACHIEVING 16% YIELD





## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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