



300 Crossbank House Salford

**£170,000
Leasehold**

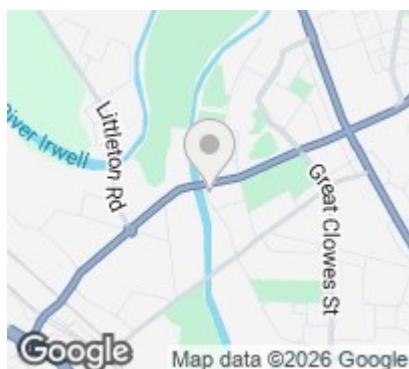
GREAT ADDITION TO A PORTFOLIO INSTANT EARNER

Nestled on Lower Broughton Road in Salford, this contemporary two-bedroom apartment offers a perfect blend of modern living and investment potential. Spanning an impressive 700 square feet, the property was built in 2021, ensuring that it boasts the latest in design and amenities.

Upon entering, you will find a spacious reception room that serves as a welcoming hub for relaxation and entertainment. The apartment features two well-appointed bedrooms, providing ample space for residents or guests. With two bathrooms, convenience is at the forefront, making it ideal for both families and professionals alike.

- TWO BEDROOM APARTMENT • FULLY TENANTED INVESTMENT • INSTANT EARNER • DESIRABLE LOCATION

- STUDENTS AND PROFESSIONAL TENANTS • 8.12% GROSS YIELD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	
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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