



Let **UK** Home

1 Bedrooms

Flat

**Located
in Manchester**

£250,000



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



4 Hulme Street, Salford Manchester

M5 4ZE



Let UK Home are excited to offer this spectacular one-bedroom apartment in the heart of Local Crescent in Salford, Manchester.

This property comprises a large bright open plan kitchen and living room leading to a long balcony, one double bedroom with built-in wardrobe, a spacious bathroom and ample storage.

The apartment has complete supporting facilities and services, including a gym, yoga room, cinema, bicycle storage space, laundry room, indoor swimming pool, sauna, roof terrace and concierge service.

From the apartment, you can walk to the University of Salford, and the University of Manchester and Manchester Metropolitan University are also within a short commuting distance.

There are supermarkets, discount stores, restaurants, bars, Peel Park, and David Lewis Sports Ground within walking distance. The Manchester CBD is also within walking distance. In addition to well-known shopping places such as Arndale Shopping Center and Selfridges & Co. Department Store, the city center also concentrates on art and cultural venues such as Manchester Opera House, The Bridgewater Hall, Manchester Art Gallery and Science and Industry Museum.

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£250,000 Leasehold



- 2nd Floor
- Concierge Service
- Cinema & Game Room
- Swimming Pool
- EPC Rating: B
- 24h Security
- The Gym





Total floor area

51 square metres



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1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: B

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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		

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