



## **Richmond Court, 50 North George Street, Salford**

### **Asking Price Of £135,000**

Julie Twist Properties are delighted to present this one bedroom apartment within the Richmond Court development located just off Chapel Street. Positioned on the second floor, this corner aspect apartment has two Juliet balconies, a spacious living area, open plan kitchen and dining room, large double bedroom and a four piece bathroom. The property also includes a secure under-croft parking space.

Richmond Court is located in a quiet residential area but is still only a five minute walk to the Co-op store on Chapel Street, 10 minutes from Salford Central station and into the city centre plus has easy access onto Trinity Way.

- One Double Bedroom
- Second Floor
- Juliet Balcony
- Corner Aspect
- Under-croft Parking Space
- 5 Min Walk to Co-op Store
- 10 Min Walk to Salford Central Station
- 20 Min Walk to Deansgate



**GENERAL**

Rental Yield: 6.2% (Based on expected rental of £700pcm)  
Service Charge: £1130.62 pa  
Ground Rent: £100 pa  
Lease: 999 year lease from February 2007  
Council Tax Band: A, Aprx £1149.80 pa  
Management Company: Inspired Property Management  
No onw ard chain with this property.

**ENTRANCE**

There is a entrance which is shared w ith this apartment and the one next door which is secured.

**ENTRANCE HALL**

Carpeted flooring, ceiling lighting and access to:-

**HALLWAY**

Carpeted flooring, wall mounted heater, intercom entry phone and ceiling lighting.

**LIVING ROOM**

Two double glazed Juliet balconies, carpeted flooring, wall mounted heater, phone/tv point and ceiling lighting.

**KITCHEN/DINING ROOM**

Open plan kitchen comprising wall and base units, stainless steel sink with mixer tap and drainer, built-in oven, space and plumbing for washing machine, space for free-standing fridge/freezer, four ring hob with extractor hood over, tiled splashback, tiled flooring and spotlights. Carpeted dining area, with double glazed window.

**BEDROOM**

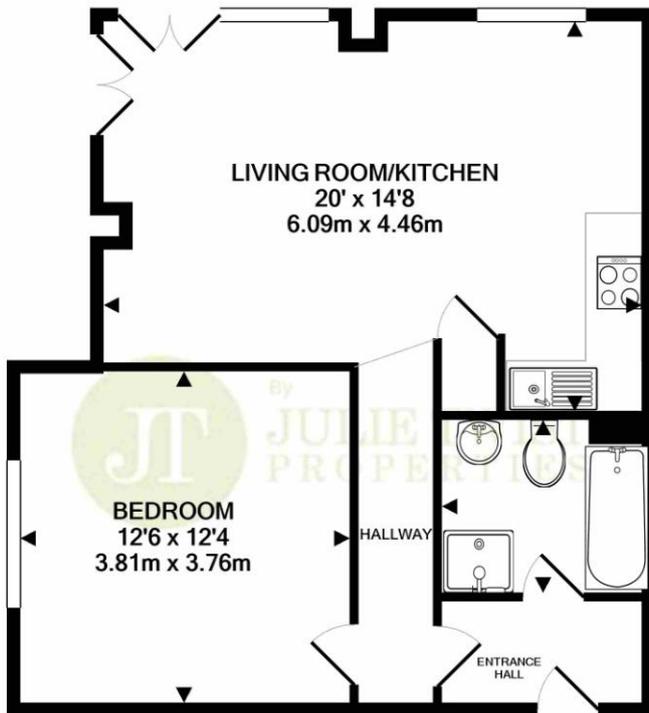
Double glazed window, carpeted flooring, wall mounted heater and ceiling lighting.

**BATHROOM**

Four piece bathroom comprising shower cubicle, WC, bath, sink, partially tiled walls, lino flooring, ceiling extractor and ceiling lighting.

**PARKING**

There is one under-croft parking space included within the sale of the property.



**TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.1 SQ.M.)**

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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