



Kielder Square, Eccles New Road, Salford

£130,000

Julie Twist Properties are pleased to offer this two-bedroom apartment in Kielder Square. The property has a good-sized living area with a separate kitchen. There are two good-sized double bedrooms and a large main three-piece bathroom. There is also a secure parking space to use. The apartment would be a great opportunity for someone looking to put their own stamp on a property, as some modernization throughout would be required.

- Two Bedroom Apartment
- Well Maintained Gardens
- Allocated Parking
- Great Sized Bathroom
- 20 Minutes Walk to Salford Quays
- Amenities Close By
- Close to the Metrolink
- Separate Kitchen

DESCRIPTION

Kielder Square is located within easy access to the motorway and within walking distance of Langworthy Metrolink as well as a bus route that both provide easy access to Salford Quays and the city centre. There are also shops, convenient stores and other amenities very close by.

GENERAL

Rental Yield: 8.3% (based on an expected rental of £900pcm)
Service Charge: £1,481.92 approx. p.a
Ground Rent: Peppercorn
Lease: 125 years from 1 October 1987 (89 years left as of 2023)
Floor Area: 642 sq ft approx. (59.7 sq m approx.)
Council Tax Band: A; approx. £1,312.99 p.a.
Management Company: M.R.M

LIVING ROOM

Two double glazed windows, carpeted flooring, radiator, phone/tv point and ceiling lighting.

KITCHEN

Wall and base units, built-in oven, four ring hob with extractor over, stainless steel sink with mixer tap and drainer, lino flooring, ceiling lighting and double glazed window.

BEDROOM 1

Laminate flooring, radiator, double glazed window and ceiling lighting.

BEDROOM 2

Laminate flooring, radiator, double glazed window and ceiling lighting.

BATHROOM

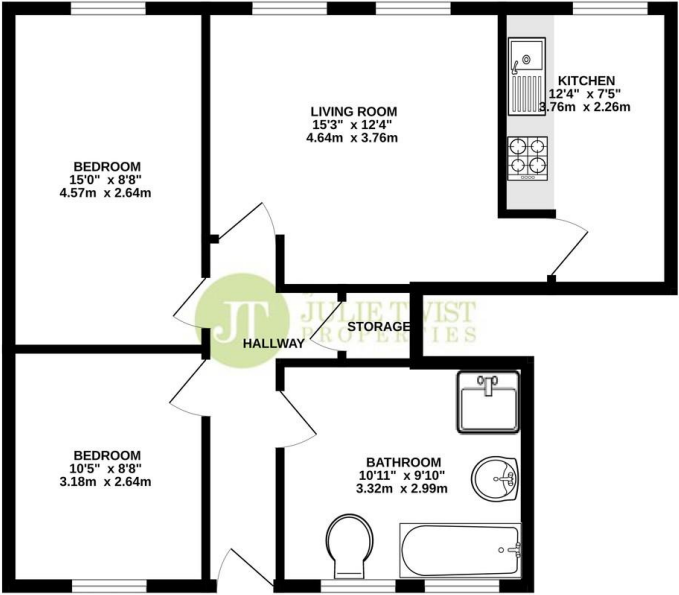
Three piece bathroom comprising of bath, shower cubicle, WC and sink basin, heated towel rail, partially tiled walls and carpeted flooring, double glazed window and ceiling lighting.

HALLWAY

Carpeted flooring, storage cupboard, ceiling lighting.



642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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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