

## 1 bed apartment to buy in M5

Woden Street, Salford, Salford, Greater Manchester, M5 4SG

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ 1 Bedroom Apartment
- ✓ Tenanted
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

We are delighted to bring to the market this modern, well proportioned one bedroom apartment. Located on the corner of Woden Street and within easy access of Salford Quays and the city centre.

The apartment is found on the fourth floor and comprises, entrance hall, open plan living/kitchen, double bedroom, bathroom and spacious walk in storage cupboard. Ideal investment opportunity or a wonderful start for a first time buyer. The property is currently tenanted, achieving £850 pcm, with tenancy running until 09/02/2026.

Early viewings are recommended as this will prove to be a very popular addition to the current housing market.

Service Charge: £2,560 PA

Ground Rent : £240 PA

Lease Length : 250 Years From January 2016

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £240.00

Annual Service Charge Amount: £2,560.00


Price: Starting Bid £100,000

Property Type: Apartment

Parking: None

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Woden Street, Salford, Salford, Greater Manchester, M5 4SG

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



<https://www.jacksongreenpreston.co.uk/> - 01472 311 113