



Guide Price: £110,000+

## Second Floor Two-Bedroom Flat

Apartment 34  
Lower Broughton Road, Salford  
Manchester, M7 2GX

### OVERVIEW

For sale by online auction, this modern two-bedroom leasehold flat is offered to the market with vacant possession and no chain.

This stylish two-bedroom apartment offers bright, contemporary living in a modern development close to Manchester city centre. The open-plan living area features sleek wood-effect flooring and large floor-to-ceiling windows that flood the space with natural light, creating a warm and inviting atmosphere.

Situated on Lower Broughton Road, this apartment is perfectly located for easy access to Manchester city centre with the property being just 3 miles away. Regular bus routes and nearby Salford Central and Victoria stations make commuting simple and efficient, while key roads such as Trinity Way and the M602 are within close reach for those travelling further.

Overlooking the banks of the River Irwell, this apartment enjoys a tranquil outlook and direct access to scenic riverside walks, offering a rare blend of peaceful living just moments from the energy of the city.

## Lot No.2

Auction date: 4 & 5 March 2026

### Floor Area

Total floor area: 65 m<sup>2</sup> / 700 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

Rated within council tax band B.

### EPC

The property is rated with EPC band C and expires on the 14 September 2031  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9151-8051-8371-4749-1210>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Leashold - 250 years from 30 September 2021. Unexpired term of approximately 246 years.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### Buyers Premium

3% (min.£4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### FEATURES

- Online auction date 4 & 5 March 2026
- Second floor 2-bedroom flat
- Master bedroom ensuite bathroom
- No chain
- Leasehold - 250 years from 2021
- Guide price £110,000+
- Suitable for investors or owner-occupiers
- Parking space in gated car park included
- Floor-to-ceiling windows
- Sold with vacant possession

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