



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

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.

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.1

Auction date: 4 & 5 March 2026

Floor Area

Total floor area: 65 m² / 700 ft²
(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-certificates/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 or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT

Deposit

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