



FEATURES

- For sale by private treaty
- Second floor 2-bedroom flat
- Master bedroom ensuite bathroom
- No chain
- Leasehold - 250 years from 2021
- Asking price £150,000
- Suitable for investors or owner-occupiers
- Parking space in gated car park included
- Floor-to-ceiling windows
- Sold with vacant possession

Asking Price: £150,000

Second Floor Two-Bedroom Flat

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

OVERVIEW

For sale by private treaty, 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.

For Sale by Private Treaty

Floor Area

Total floor area: 65 m2 / 700 ft2
(taken from EPC)

Council Tax

The property is rated within council tax band B.

EPC

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

Broadband Checker

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

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Tenure

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

Viewings

Please contact John Pye Property 0115 9706060 property@johnpye.co.uk

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