



Gilbert House, Elmira Way, Salford - Offers Over £175,000

Julie Twist Properties welcome to the market this second floor apartment located in Gilbert House, part of the Saltra Apartments development. This beautiful apartment comprises two generously sized bedrooms, one of which benefits from an ensuite bathroom. There is also a further bathroom accessed via the hallway, a spacious open plan living / dining area which has a Juliette balcony, and a modern kitchen with integrated appliances. The property also benefits from secure, gated parking.

Gilbert House is situated on the fringe of Salford Quays, and is only a few minutes' walk of Metrolink stops and to a Tesco Express convenience store. The development also benefits from an on-site caretaker and landscaped gardens. Media City UK is only a short walk away, as is the Lowry Shopping Mall and Lowry Theatre. Manchester city centre is only a short drive or tram ride away.

- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- Juliette Balcony
- Secure Gated Development
- Secure Gated Parking
- EWS1 in Place
- Close to Public Transport Links



GENERAL

Rental Yield: 7.2% based on an estimated rental income of £1050pcm
Service Charge: £2244 per annum
Ground Rent: £406.58, which is paid till December 31st 2024.
Lease: 150 years from March 2003
Floor Area: 608 sq. ft / 56.5 sq. m
Council Tax Band: B - Salford City Council
Management Company: Trinity

HALLWAY

Carpeted flooring, spotlights, access to a storage cupboard housing the boiler, wall mounted heater and intercom entry system.

LIVING ROOM

Double glazed French doors opening to a Juliette balcony, carpeted flooring, spotlights, wall mounted heater and phone/TV point.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, space for a free standing fridge/freezer, integrated dishwasher, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

MASTER BEDROOM

Double glazed windows, carpeted flooring, wall mounted heater, spotlights and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, spotlights and extractor.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and spotlights.

MAIN BATHROOM

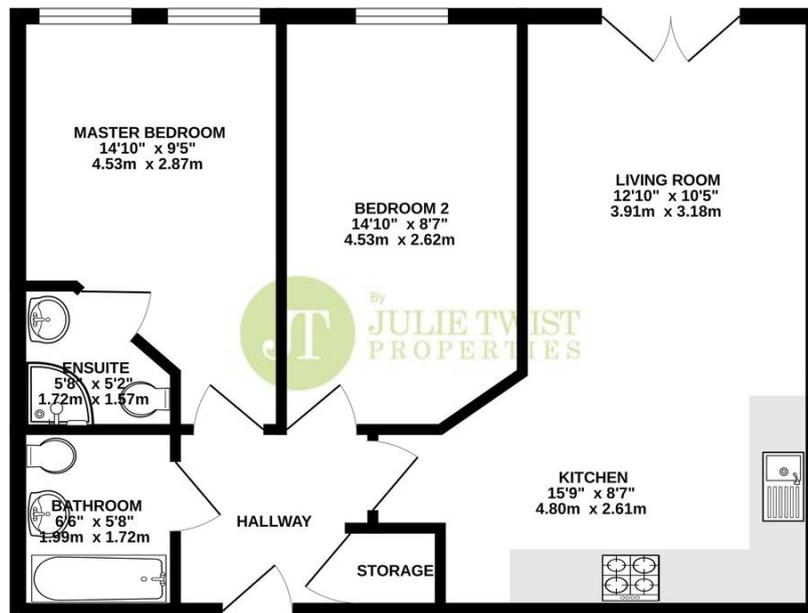
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring and spotlights.

PARKING

There is one secure, allocated parking space included in the sale of this property.



SECOND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

