



**Thorn Court**  
**Salford**  
**Greater Manchester**  
**M6 5EL**

**Offers in Excess of £116,000**

**bettermove**

# Thorn Court Salford

Bettermove are proud to present this 2 bedroom flat in the sought after area of Salford.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal parking spaces. The council tax band is A.

This is a leasehold property with 125 years from February 2016; the ground rent and the service charge is £120 per month.

The interior of this well presented seventh floor flat comprises a spacious living room, fitted kitchen, the bathroom and 2 bedrooms. The exterior boasts communal gardens, perfect for enjoying the summer months.

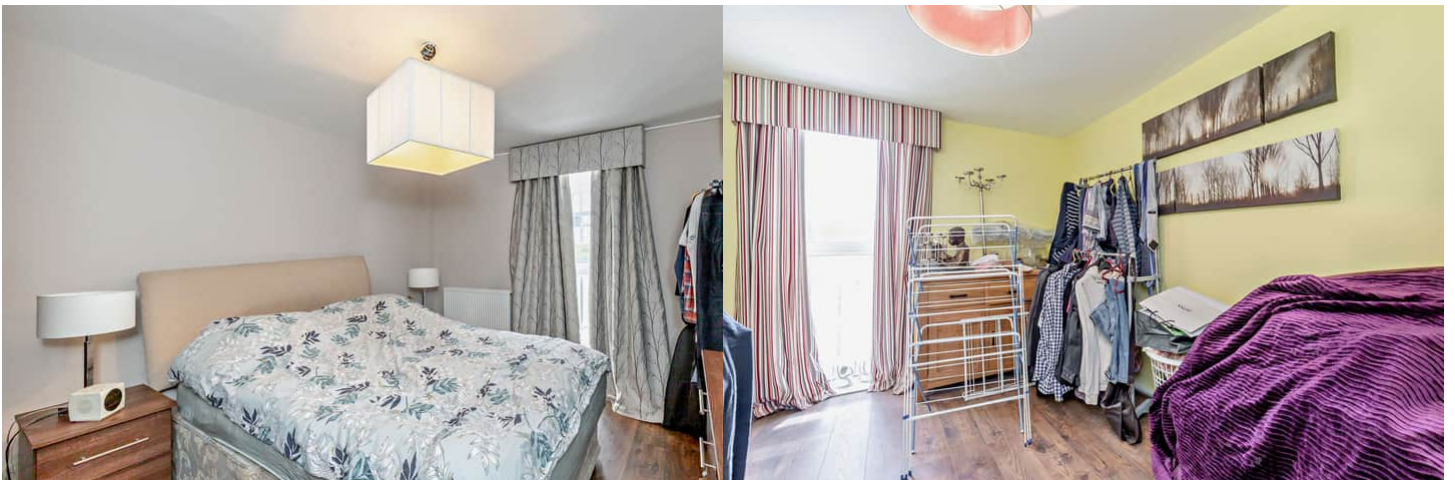
Located in the popular town of Salford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Salford Crescent Train Station, the M62 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

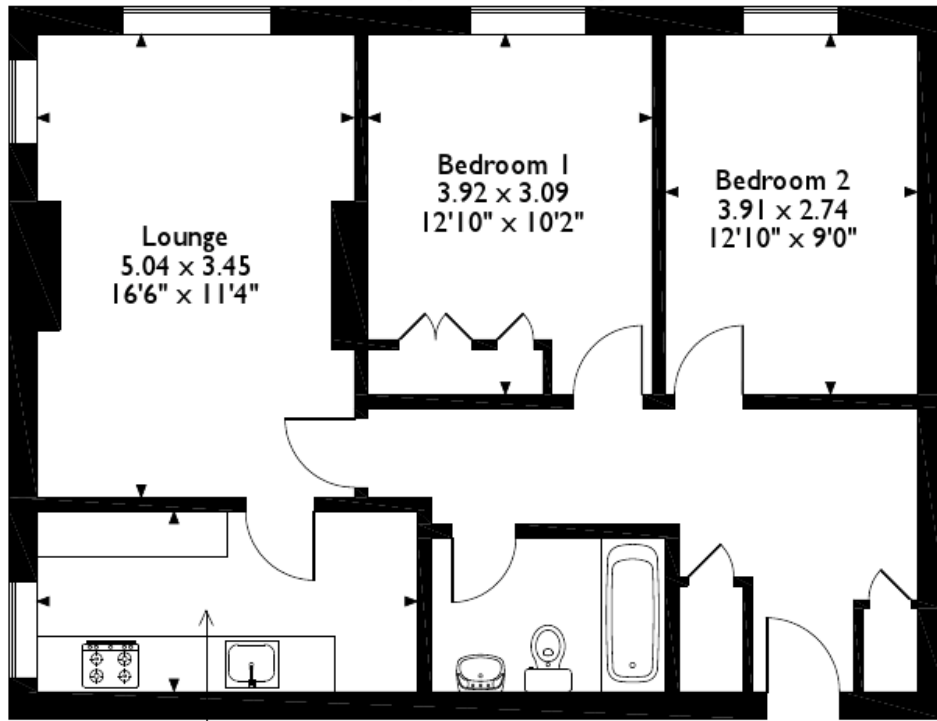
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.




Thorn Court, Salford  
 Approximate Gross Internal Area  
 68 Sq M/732 Sq Ft



**Kitchen**  
 4.14 x 1.96  
 13'7" x 6'5"

**Seventh Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	88
(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 



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