



STANLEY STREET
SALFORD

£390,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



Stanley Street, Salford, M3 5GT

****STUNNING CORNER POSITION **** - Novella is the latest addition to New Bailey, where contemporary living, city lights and the River Irwell meet. Novella combines striking design and quality with first class resident amenities, such as concierge, podium gardens, communal lounges, a residents' gym and wellness suite, co-working spaces, cycle stores and a parcel room. This corner, dual aspect apartment offers beautiful waterside views with **TWO DOUBLE BEDROOM** accommodation measures 744 Sqft which briefly comprises of an impressive open plan living and kitchen area, with integrated top of the range AEG/Zanussi appliances and stylish quartz worktops. Access out onto a balcony can be found via the living room providing stunning open aspect views over the River Irwell. The bedroom benefits from a full-length double fitted wardrobe with entry into a luxury en-suite shower room. A second double bedroom and a contemporary three piece tiled bathroom complete the impressive accommodation. As mentioned, Novella combines striking design and quality with first-class amenities with the added benefits of a 6th floor podium roof garden offering stunning city and river views. Perfectly positioned within walking distance of





Features

- Two double bedrooms
- High Specification
- Corner apartment
- Stunning river views
- On-Site Gym & Wellness Suite
- Walk out balcony
- 24 Hour Concierge
- Close to Spinningfields

Frequently Asked Questions

How long have you owned the property for? 2022 - since new

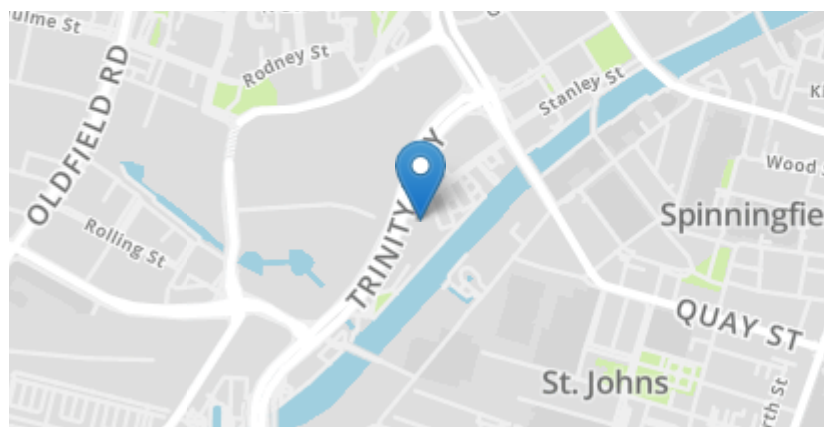
Service Charge - Circa £2305.00 per annum

Ground rent - Peppercorn

Lease Term - 250 years from 2022

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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