



KERSAL WAY  
SALFORD

£70,000

 1 BEDROOM

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Kersal Way, Salford, M7 3FT

**\*\*ON SITE GYM, SWIMMING POOL, TENNIS COURTS AND COMMUNAL GARDENS\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful ONE BEDROOM apartment positioned on the fifth floor of this purpose built development with PANORAMIC VIEWS over Manchester and Kersal Dales. Located just three miles from Manchester City Centre, this apartment is situated close to Salford University, Bury New Road, only 5 minutes from local amenities, shops and pubs. The accommodation comprises; a well maintained communal entrance with lift to all floors, entrance hall with a security door entry system, an open plan spacious living/dining room, a fitted kitchen, a good sized double bedrooms and a three piece bathroom with a shower over the bath. The complex offers a fully equipped gymnasium, heated indoor swimming pool, Jacuzzi and outdoor Tennis Court which is available to the development residents only. Excellent location for commuting hence this development is extremely popular with young couples and families alike. Further benefits include laminate wood effect flooring, electric heating and uPVC double glazing. Excellent buy to let or first time purchaser. Contact VitalSpace Estate Agents for further information.





## Features

- One double bedroom
- Fifth floor apartment
- uPVC double glazing
- Open aspect views
- Fitted kitchen
- Swimming pool and gym
- No onward chain
- Excellent buy to let
- Realistically priced
- Viewing recommended

## Frequently Asked Questions

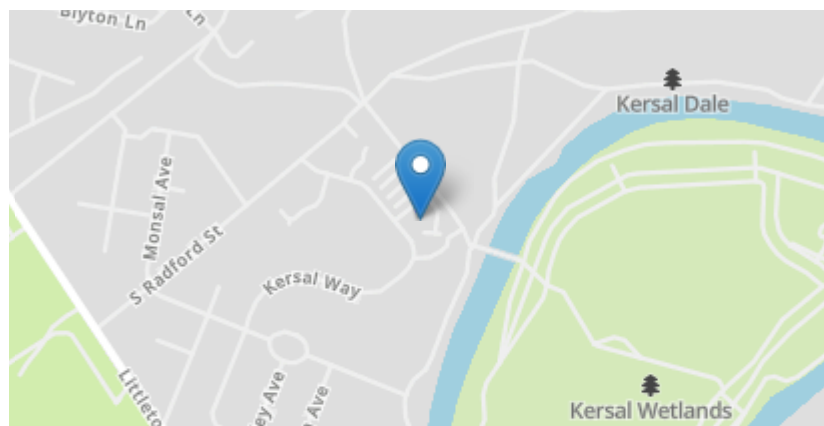
LEASEHOLD 999 years from 1 July 1991

SERVICE CHARGE £107.87 per month

How long have you owned the property for? 20+ years

Reasons for sale of property? Sale of buy to let

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(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>		
Not energy efficient - higher running costs			
		69	74
England, Scotland & Wales		EU Directive 2002/91/EC	

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