



## Chapel Street, Salford, M3

**£180,000**

None

**Tenure:** Leasehold, **Bedrooms:** 2

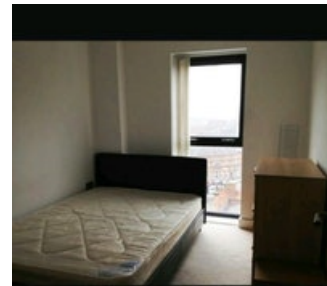
HouseSimple is pleased to present this property in Salford.

## Key features:

- Fantastic city centre living
- perfect for a range of buyers
- slick two DOUBLE bedroom apartment
- modern fitted kitchen and bathroom
- balcony with breathtaking city centre views
- secure entrance
- Investment potential
- Transport links with Salford Overground nearby

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band C (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** None
- **Lease info:** 139 years remaining  
**Ground Rent:** £250.00 per-annum  
**Maintenance:** £176.00 per-month



Location, location, location as we have this fabulous and uniquely designed two double bedroom apartment in the iconic Fresh Building development.

The Fresh development is located five minutes walk from Manchester City Centre where many popular bars shops and restaurants are on offer as well as cinemas and gym facilities. The development is fantastically located for commuters using rail or motorway with Salford crescent and Victoria train stations in walking distance and M60/M61/M62 minutes drive away.

This Manchester City Centre development is entered via a secure reception lobby with two lifts accessing all nine floors of the building.

This two double bedroom apartment is entered from the 8th floor into an L shaped hallway with storage cupboard/boiler room. There is access to open plan lounge/dining room and fully fitted kitchen, two double bedrooms and modern family bathroom.

This two bedroom apartment is located on the 8th floor and these types of apartments really must be viewed to be fully appreciated as this is one of the larger apartment types. Comprising of a hallway to a superb living area with a fitted multi appliance kitchen. Two double size bedrooms with a fitted three piece bathroom suite. Externally offering a lovely enclosed balcony with views over the Manchester City which is accessed from the fabulous living area. Viewing is a really must and really must be viewed so act fast this one is sure to move quickly!!!!!!

Entrance Hall:

Lounge/Dinner/Kitchen: 20"8 x 14"9

Balcony:

Bedroom One: 14"3 x 10"5

Bedroom Two: 11"1 x 8"9

Family Bathroom:

**Floor plan:**



**8th Floor**

Total approx floor area: 657.2 ft<sup>2</sup> (61.1 m<sup>2</sup>)  
8th Floor: 657.2 ft<sup>2</sup> (61.1 m<sup>2</sup>)

## Energy Performance Certificate:

**Energy Performance Certificate**

**Apartment 808 Fresh, 138, Chapel Street, SALFORD, M3 6DE**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 8938-7820-6929-7063-9992
<b>Date of assessment:</b> 17 October 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 October 2018	<b>Total floor area:</b> 64 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,794</b>
<b>Over 3 years you could save</b>	<b>£ 723</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 723 over 3 years                 </div>
Heating	£ 780 over 3 years	£ 432 over 3 years	
Hot Water	£ 831 over 3 years	£ 435 over 3 years	
<b>Totals</b>	<b>£ 1,794</b>	<b>£ 1,071</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebc4f; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c4d600; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td> <td style="background-color: #e67e22; color: white;">(39-54) <b>E</b></td> <td style="background-color: #d35400; color: white;">(21-38) <b>F</b></td> <td style="background-color: #c0392b; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em;">72</td> <td style="font-size: 2em;">84</td> </tr> </table>	(92 plus) <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						Current	Potential	72	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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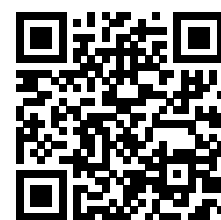
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 723

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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