

The Exchange, 8 Elmira Way,
Salford M5 3NQ

**Offers in the region of:
£188,000 Leasehold**

 **Reeds Rains**

reedsrains.co.uk

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INVESTORS ONLY - EWS1 (B1 RATING) AVAILABLE A contemporary 2 double bedroom apartment on the 2nd floor of this modern development ideally situated for Metrolink stops and within walking distance of MediaCity. Excellent buy-to-let opportunity with tenancy in place until June 2022. The property benefits from a private terrace area and the development offers a gym for the use of residents. EPC Rating: C.

Second Floor

Secure communal entrance with lift access. A residents' gym can be found on the ground floor of the building.

Entrance Hall

Laminate flooring, recessed downlighters, entry intercom. Cupboard housing the water heater with space for a washer/dryer. Doors lead off to:

Living Room/Kitchen

17'7" x 15'5" (max) (5.36m x 4.7m (max)) Open-plan layout with space for sofas and dining table with a door leading onto a private covered terrace. Laminate flooring, recessed downlighters, electric heater. The Kitchen area is fitted with a range of base and wall units, integral electric oven and hob, sink with mixer tap, integral fridge and dishwasher.

Bedroom 1

10'6" x 9'11" (3.2m x 3.02m) Full-height window, laminate flooring, recessed downlighters, electric heater. Door to:

Ensuite

6'11" x 4'6" (2.1m x 1.37m) Corner shower cubicle, WC, wash basin with mixer tap, tiled splashbacks and flooring, wall mirror, recessed downlighters, heated towel rail.

Bedroom 2

11'7" (max) x 9'7" (3.53m (max) x 2.92m) Full-height window, laminate flooring, recessed downlighters, electric heater.

Shower Room

6'10" x 4'6" (2.08m x 1.37m) Corner shower cubicle, WC, wash basin with mixer tap, tiled splashbacks and flooring, wall mirror, recessed downlighters, heated towel rail.

Leasehold

The property is leasehold, please verify with your solicitor.

Tenancy Details

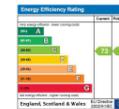
The apartment is let until 21st June 2022 on an assured shorthold tenancy for £850pcm.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

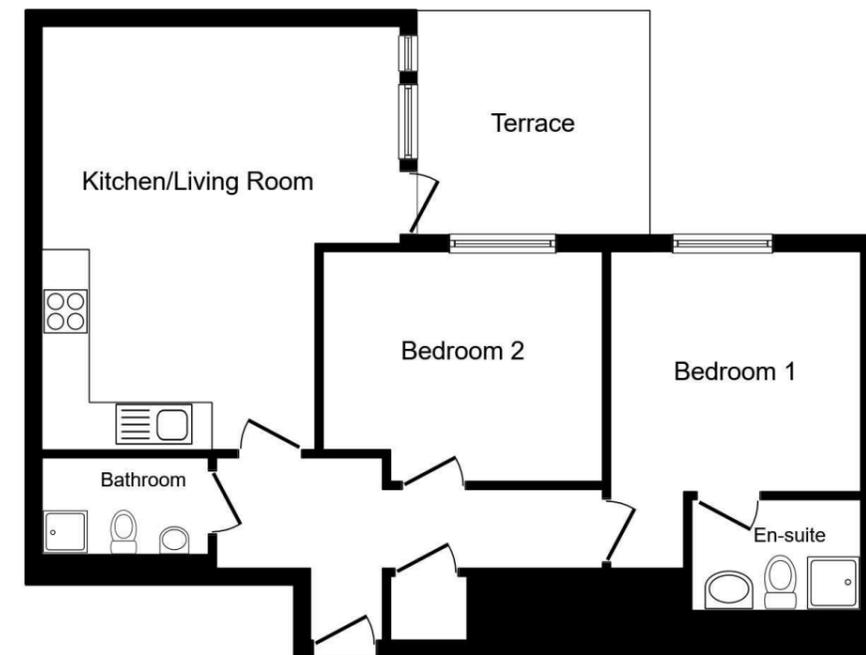
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area 61.0 sq. m. (657 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com