



JAKS & CO

MOVING YOU, HONESTLY.



138 Chapel Street, Salford, M3 6AF

Offers Over £160,000

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An exciting opportunity to own a spacious two-bedroom apartment in the highly desirable Fresh Building, ideally positioned with easy access to Manchester City Centre, Salford, Spinningfields, and just moments from Salford Central Train Station.

Whether you're a savvy investor or a first-time buyer, this property ticks all the boxes.

Currently tenanted, generating £1,150 PCM on a rolling tenancy – providing immediate rental income with flexibility for future plans.

Property Highlights:

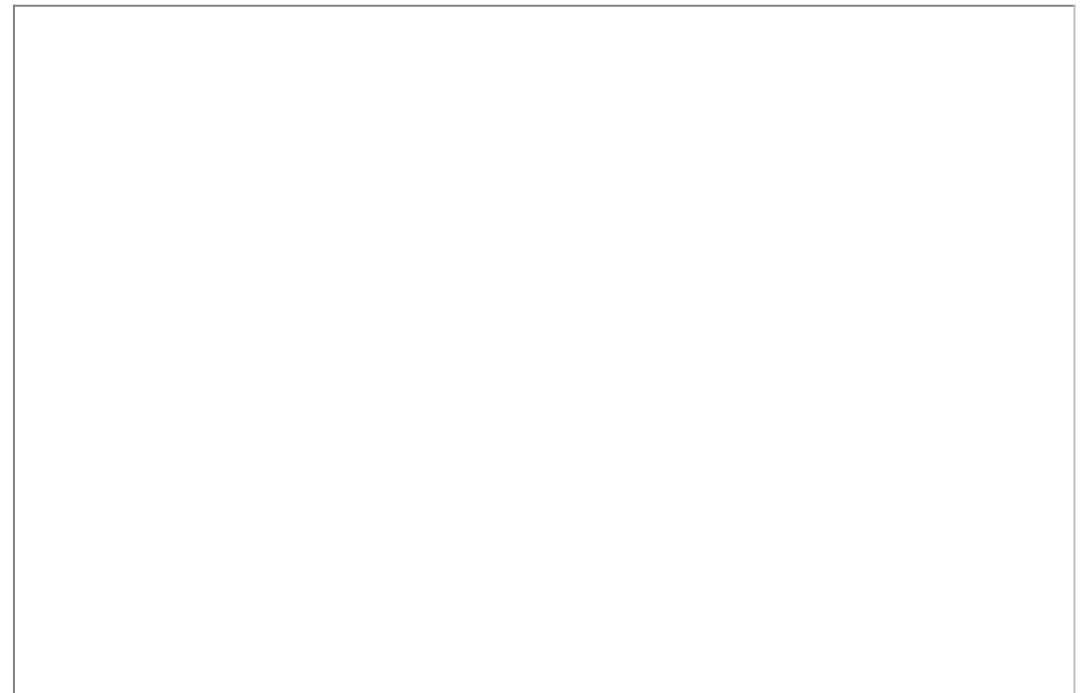
- Situated on the 2nd floor with lift access
- Welcoming entrance hallway
- Bright open-plan lounge & modern kitchen
- Two spacious double bedrooms
- Contemporary family bathroom

Key Information:

- Leasehold: 999 years from 28/09/2007 (approx. 982 years remaining)
- Ground Rent: £250 per annum
- Service Charge: £199.44/month (approx. £2,398.28 annually)
- Council Tax: Band C
- EPC Rating: C
- External cladding works completed in 2025

This apartment offers a superb city lifestyle or a solid rental yield in one of Manchester's most connected and popular developments.

Don't miss out—contact us today to arrange your viewing on 0161 533 0911



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurement of plots, windows, doors and all other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used to verify any prospective purchase. The services, specifications, approvals, licenses and all other items are to be confirmed as to their availability or efficiency can be given. Made with AutoCAD 2012

- Close to amenities and local transport
- 2 double bedrooms!
- Tenanted property
- Ideal for Investors & First Time buyers

