



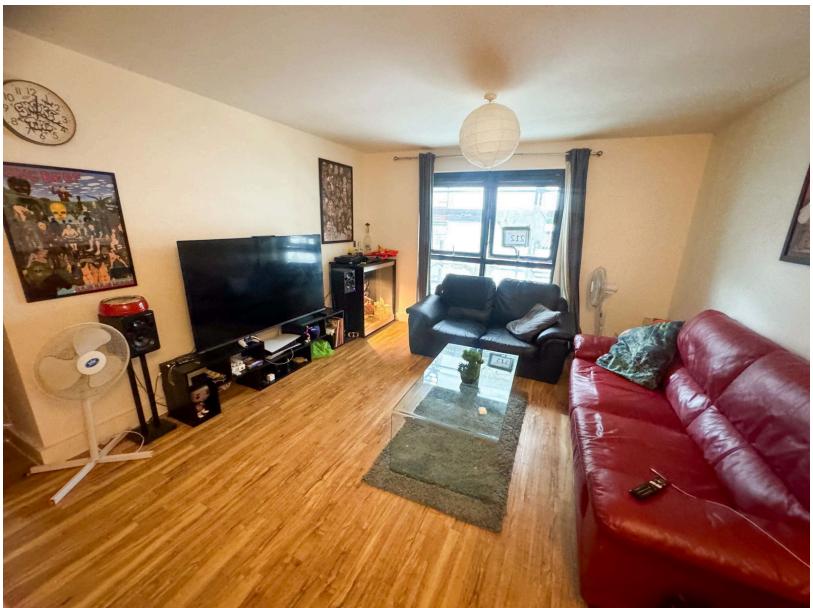
JAKS & CO
MOVING YOU, HONESTLY.



Chapel Street, Salford, M3 6AF

Offers Over £160,000

2 1 1



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 £1,100 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



TOTAL FLOOR AREA - 665 sq.ft. (61.8 sq.m.) APPROX.
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and other items are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used for any other purpose.
Made with Metricon C2024

- Close to amenities and local transport
- 2 double bedrooms!
- Tenanted property
- Ideal for first time buyers or Investors

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	