



Situated on the fourth floor of the popular Ladywell Point development, across the road from Ladywell tram stop is this WELL-PRESENTED, TWO DOUBLE BEDROOM APARTMENT that benefits from an OPEN PLAN 21FT LIVING SPACE, PRIVATE PARKING SPACE and EN-SUITE TO THE MASTER BEDROOM Accessed via a COMMUNAL LIFT the apartment comes with an entrance hallway, two double bedrooms (master complete with an en-suite), fitted bathroom and a large, open plan living space complete with a Juliet balcony and MODERN FITTED KITCHEN! The property is warmed by electric wall heaters and is double glazed throughout. Externally there is a private parking space and well-kept communal gardens. This would be perfect for first time buyers and investors alike. Call the office on 01617074900 to arrange your viewing!

ladywell point Pilgrims Way
Salford, M50 1AU

Monthly Rental Of £850

0161 7074900

info@hillsresidential.co.uk

Location

A perfect first home or potential investment this fourth floor apartment is situated close to the outstanding Salford Royal Hospital and is situated over the road from Ladywell Tram stop with direct access into Media City, Salford Quays and Manchester City Centre. Many people are drawn to the area due to its proximity to MediaCityUK, the UK's first purpose built creative media hub on a 200-acre site located within Salford Quays - Manchester's established waterfront location. The site is an internationally significant centre for the media and creative industries with the UK's leading broadcast, media and technology companies. The property is located approximately a 10-minute drive to Manchester City Centre and a 5-minute drive of the M60 motorway and the A580 (East Lancs Road).

Hallway

Wooden door to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Lounge/Diner/Kitchen 22' 0" x 14' 0" (6.70m x 4.26m)

A stunning open plan living space complete with a fitted range of wall and base units with complimentary roll top work surfaces and stainless steel sink and drainer unit. Integrated four ring electric hob and oven. With space for a fridge/freezer. Two ceiling light points, wall-

mounted radiator and laminate flooring. Large double glazed windows and a uPVC door that opens onto a Juliet balcony.

Bedroom One 13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

En-suite 8' 0" x 4' 3" (2.44m x 1.29m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and shower cubicle. Ceiling light point, wall-mounted radiator, tiled splash-backs and lino flooring.

Bedroom Two 10' 6" x 9' 9" (3.20m x 2.97m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom 7' 8" x 6' 8" (2.34m x 2.03m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Ceiling light point, wall-mounted radiator, tiled splash-backs and laminate flooring.

Externally

There is a private parking space accessed via secure gates and well-kept communal gardens.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy Performance Certificate

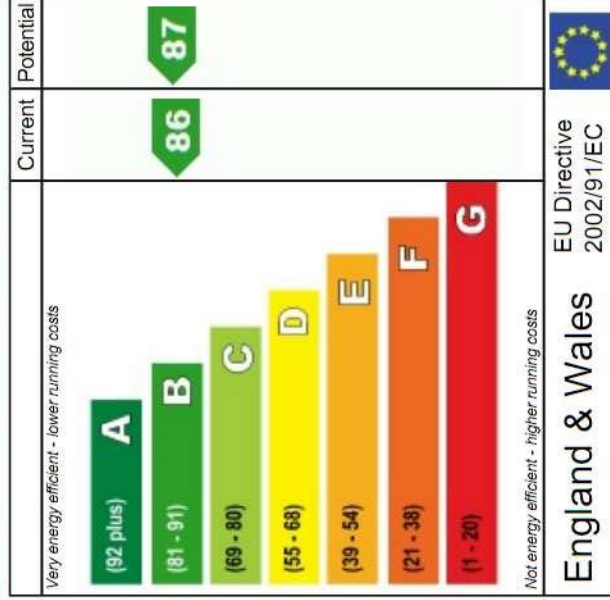


Ladywell Point
Pilgrims Way
SALFORD
M50 1AU

Dwelling type: Mid-floor flat
Date of assessment: 23 June 2011
Date of certificate: 23 June 2011
Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 m²

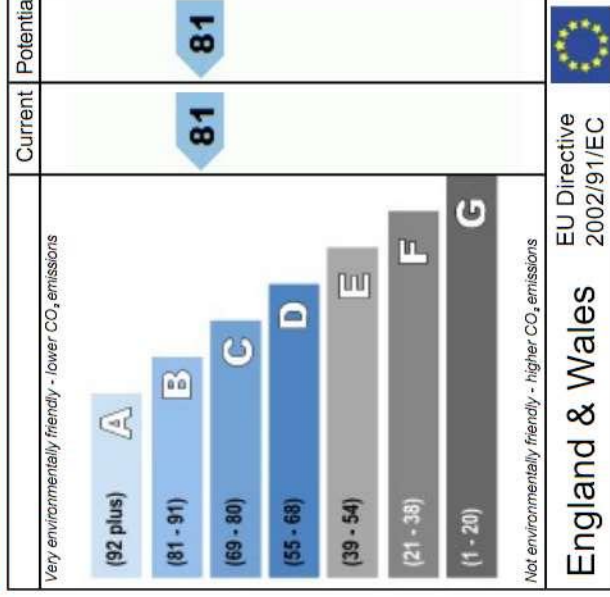
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	136 kWh/m ² per year	137 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£36 per year	£39 per year
Heating	£85 per year	£65 per year
Hot water	£122 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.