



Flat, St. James Court, Voltaire Avenue

Salford



In Excess of £120,000



St. James Court, Salford

Are you looking for a SPACIOUS one bedroom apartment within walking distance of Salford Royal Hospital? Well look no further! Located in a purpose built block off flats just off Lancaster road, and benefitting from a modern three-piece bathroom, this first floor apartment is sure to be popular!

Council tax band: A

Tenure: Leasehold





**Hall**

Ceiling light point and wall mounted radiator.

**Bathroom**

6' 7" x 5' 11" (2m x 1.8m)

Fitted with a three piece suite including a hand wash basin, WC and bath with over head shower. Ceiling light point.

**Bedroom**

11' 10" x 9' 2" (3.6m x 2.8m)

Ceiling light point, double glazed window and electric radiator.

**Kitchen**

9' 2" x 7' 3" (2.8m x 2.2m)

Fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Space for freestanding oven and hob, washing machine and fridge freezer. Ceiling light point and double glazed window.

**Lounge/Diner**

15' 5" x 12' 2" (4.7m x 3.7m)

Ceiling light point, double glazed windows and electric radiator.



HILLS







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.

