



HUNTERS[®]
HERE TO GET *you* THERE



Salford Approach, Salford, M3 7BX

Per Calendar Month £950 Per Calendar Month



Briefly comprising of an entrance hall leading to open plan living/dining area with sliding door access to an external balcony with City Centre views. Kitchen is fitted with white high gloss wall and base units. Incorporating integrated appliances comprising of a single oven electric hob and extractor hood, Microwave, washing machine and Fridge/Freezer. Studio style bedroom with space for freestanding furniture. Three piece bathroom suite fitted with over bath shower.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com

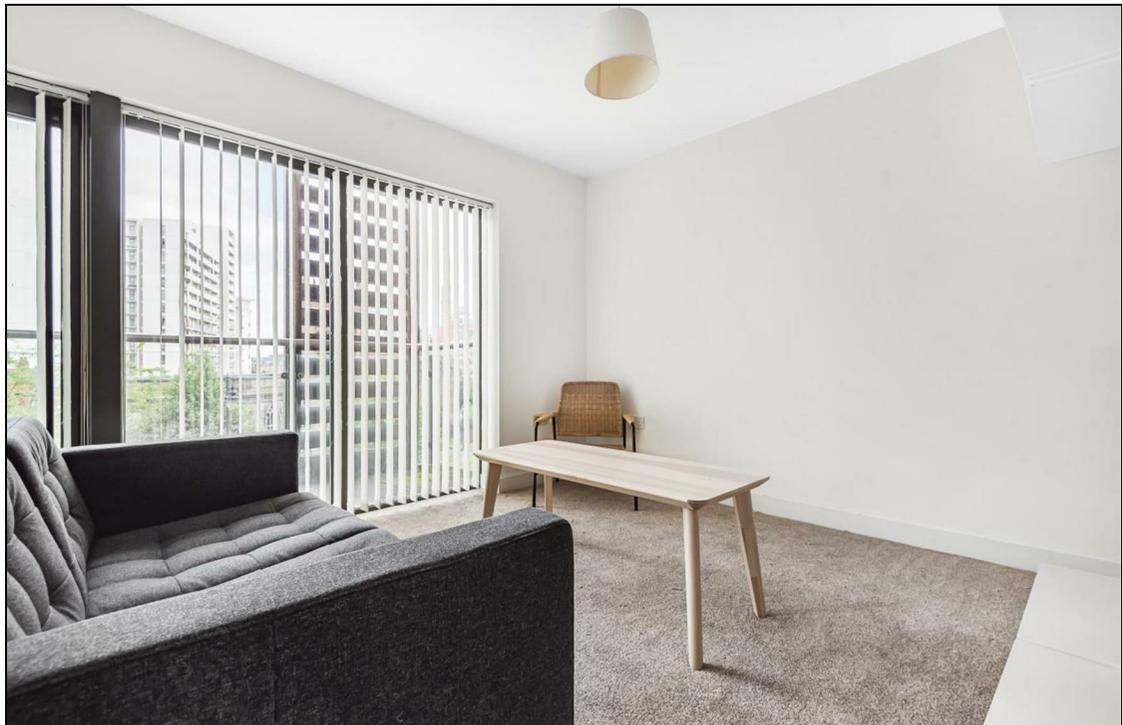
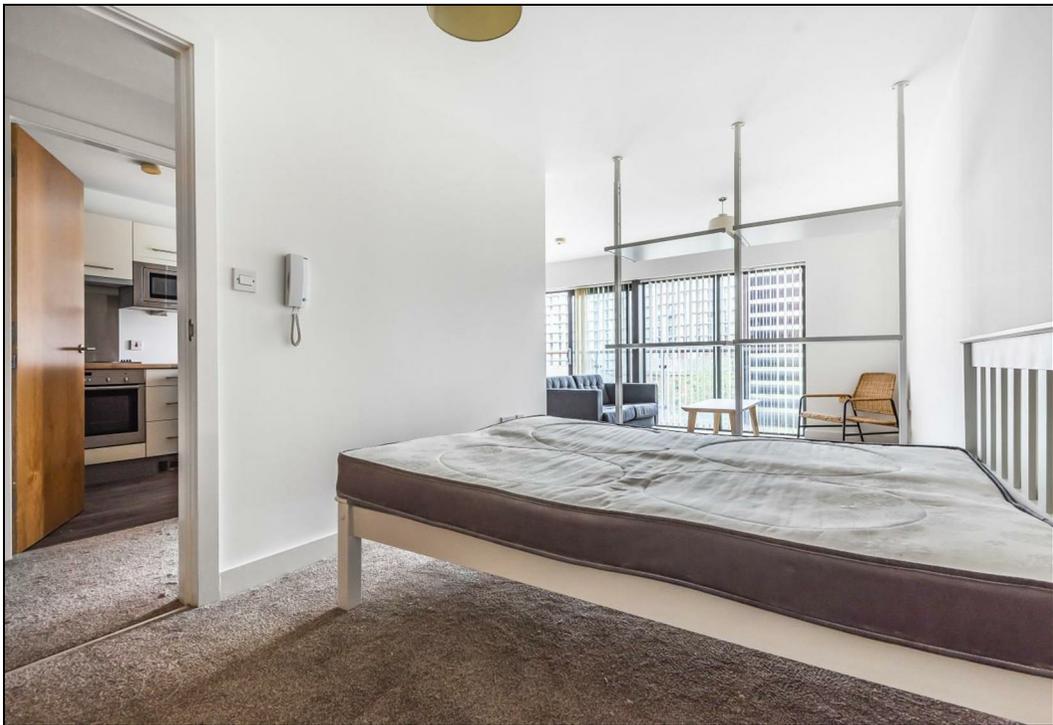


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KEY FEATURES

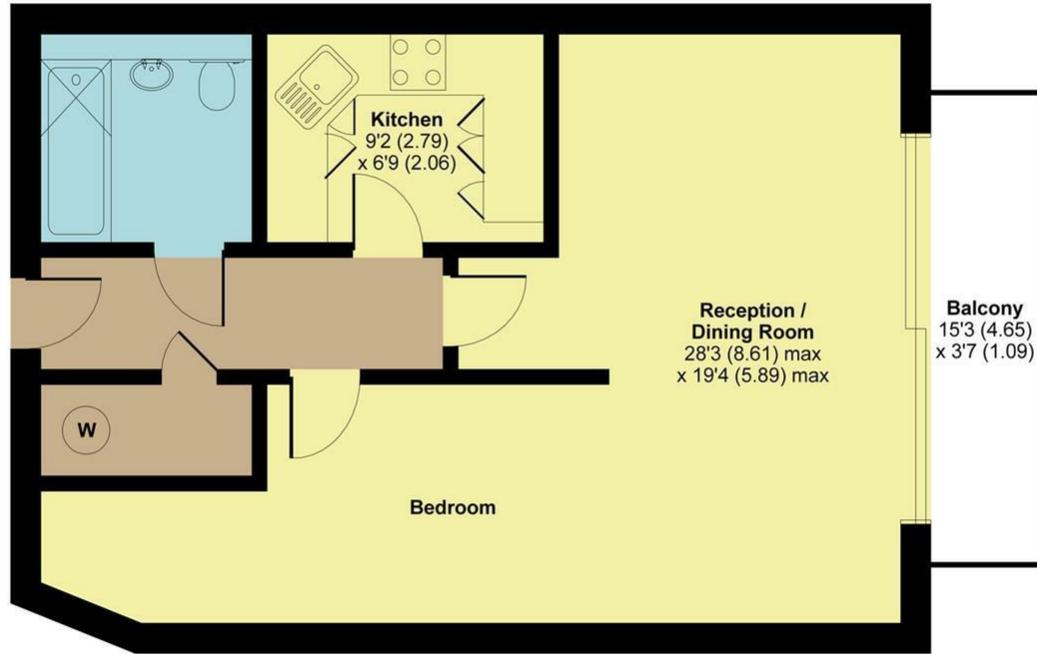
- ONE BEDROOM LUXURY STUDIO APARTMENT
 - EXCELLENT LOCATION
 - VIEWING RECOMMENDED
 - CITY CENTRE
 - EPC RATING D
 - FURNISHED





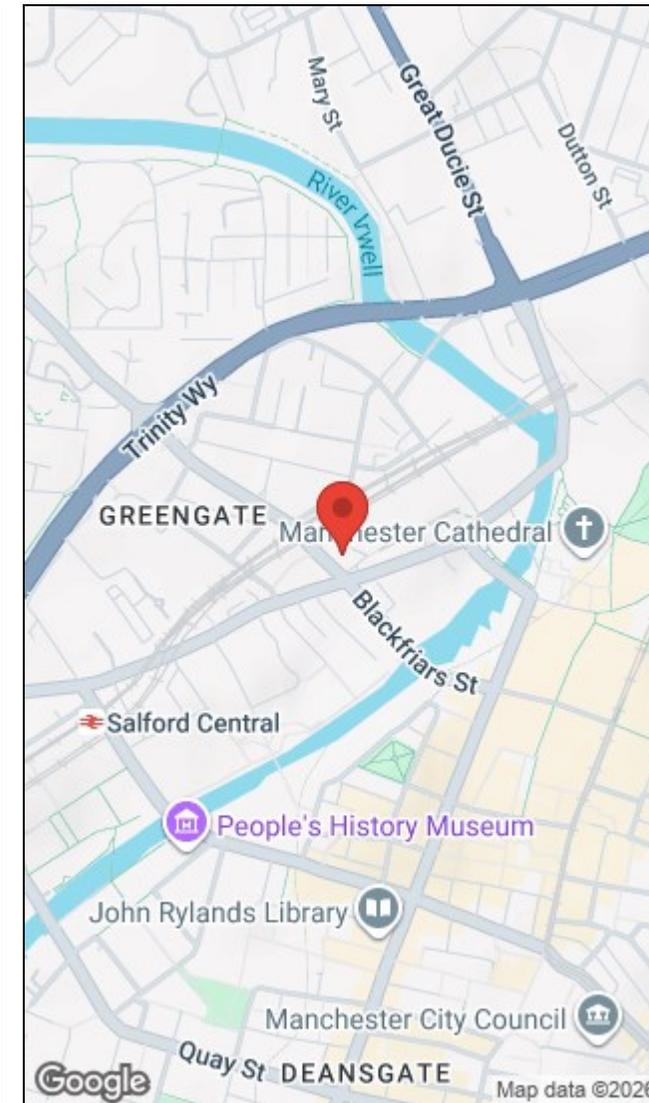
Salford Approach, Salford, M3

Approximate Area = 548 sq ft / 50.9 sq m
For identification only - Not to scale



**THIRD FLOOR
APPROX FLOOR
AREA 50.9 SQ M
(548 SQ FT)**

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 736234



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	68		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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