

EBI

**The Crescent, Salford, M5 4PF**

Price:

£ 179,000

# The Crescent, Salford, M5 4PF

Price: £ 179,000 1 bedroom house

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## OVERVIEW

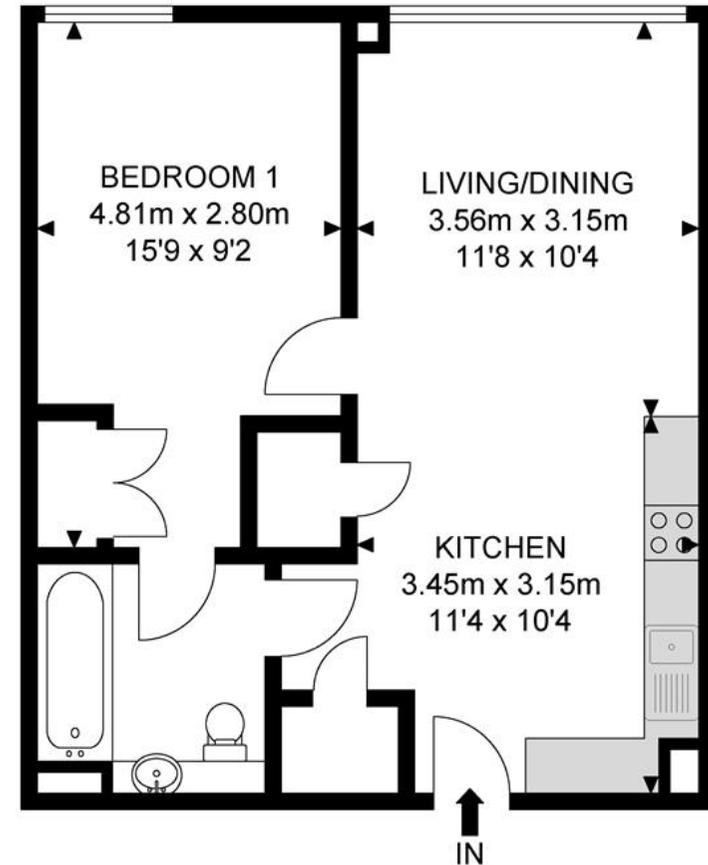
Well positioned one bedroom apartment spread over (448 Sq.Ft) offering south west aspect facing courtyard/garden. The Crescent means living around the biggest green space in Manchester's city centre. A 350 acre regeneration project forming part of the City centre's £800 million NOMA development & seen as the integral first step towards the wider regeneration of Salford is a distinctly ambitious & architecturally stunning residential development.

Residents at The Crescent will benefit from the onsite gym, pool and cinema rooms and conveniently situated within close proximity to Salford Central and Salford Crescent train station with Salford University also being nearby. Its superb location offers unrivalled views across the River Irwell and the acres of surrounding parkland.

## KEY FEATURES

- 1 Bedroom, 1 Bathroom
- South west aspect facing
- Courtyard / garden facing
- 448 Sqft
- 250 years lease
- Ground rent £350
- Service charge TBA
- First floor
- Completion 2020 Q4
- Not suitable on help to buy

# The Crescent



APPROX. GROSS INTERNAL FLOOR AREA 463.92 SQ FT / 43.10 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

