



**Apt 4, Egerton House, 3 Elmira Way**

Salford



In Excess of **£185,000**



# Apartment 4

Egerton House, Salford

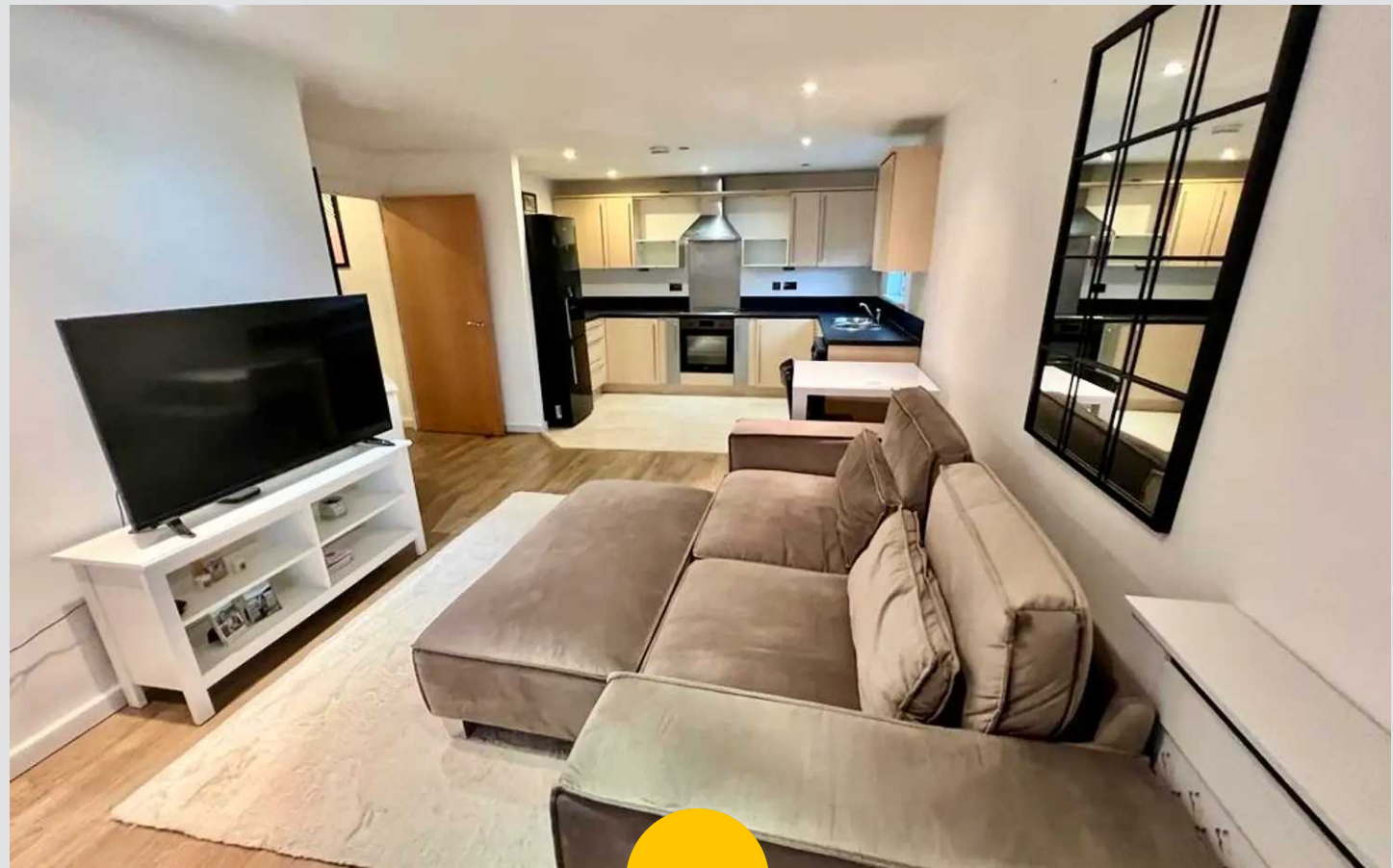
NO CHAIN! A WELL PRESENTED MODERN FIRST FLOOR APARTMENT IN THE SALFORD QUAYS LOCATION.

Accessed via a secure communal entrance with intercom, there are stairs or an elevator available.

On entering, the property offers AN ENTRANCE HALLWAY WITH

Tenure: Leasehold

- MODERN OPEN PLAN APARTMENT
- TWO BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- BALCONY
- COMMUNAL GARDENS
- SHORT WALK TO SALFORD QUAYS AND MEDIA CITY
- TRAM STOP LOCATED CLOSE BY.
- ELEVATOR
- PARK IN ANY SPACE GATED PARKING



**Entrance Hallway**

12' 10" x 8' 10" (3.90m x 2.70m)

**Living and Dining room**

16' 1" x 9' 2" (4.90m x 2.80m)

**Kitchen area**

5' 11" x 11' 6" (1.80m x 3.50m)

**Bedroom 1**

8' 2" x 9' 2" (2.50m x 2.80m)

**En-suite**

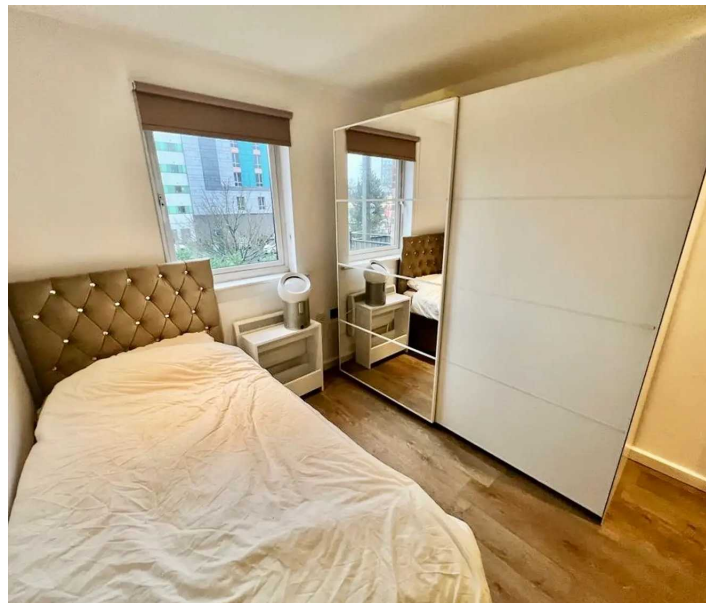
5' 3" x 6' 7" (1.60m x 2.00m)

**Bedroom 2**

12' 6" x 8' 6" (3.80m x 2.60m)

**Bathroom**

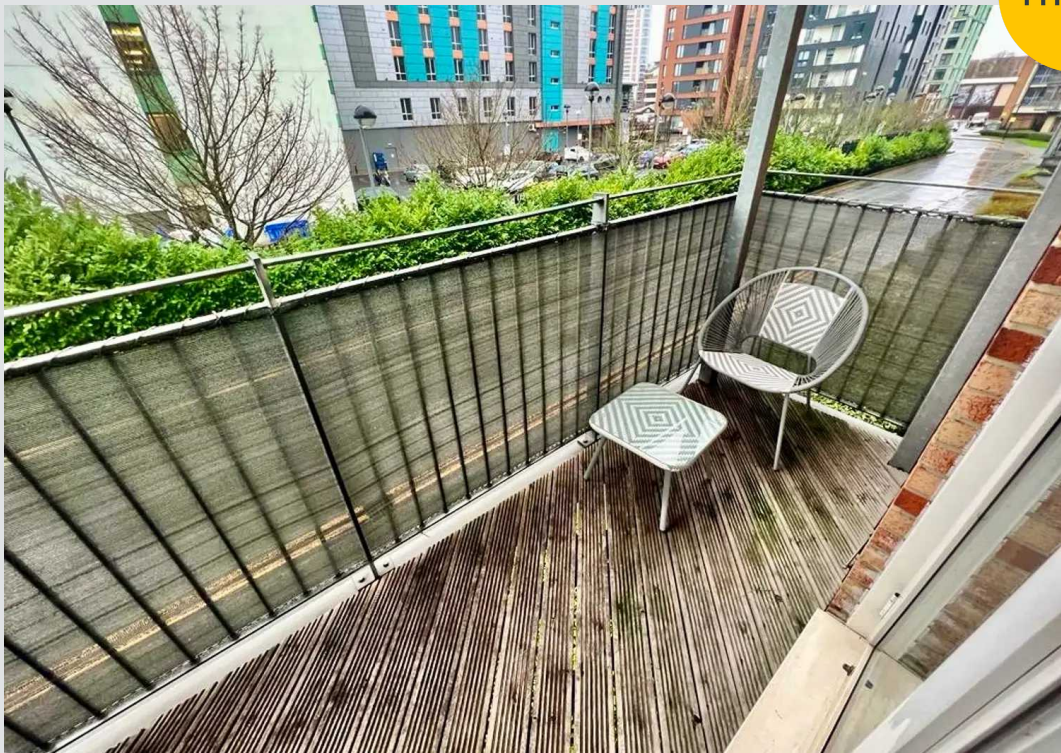
5' 11" x 6' 3" (1.80m x 1.90m)





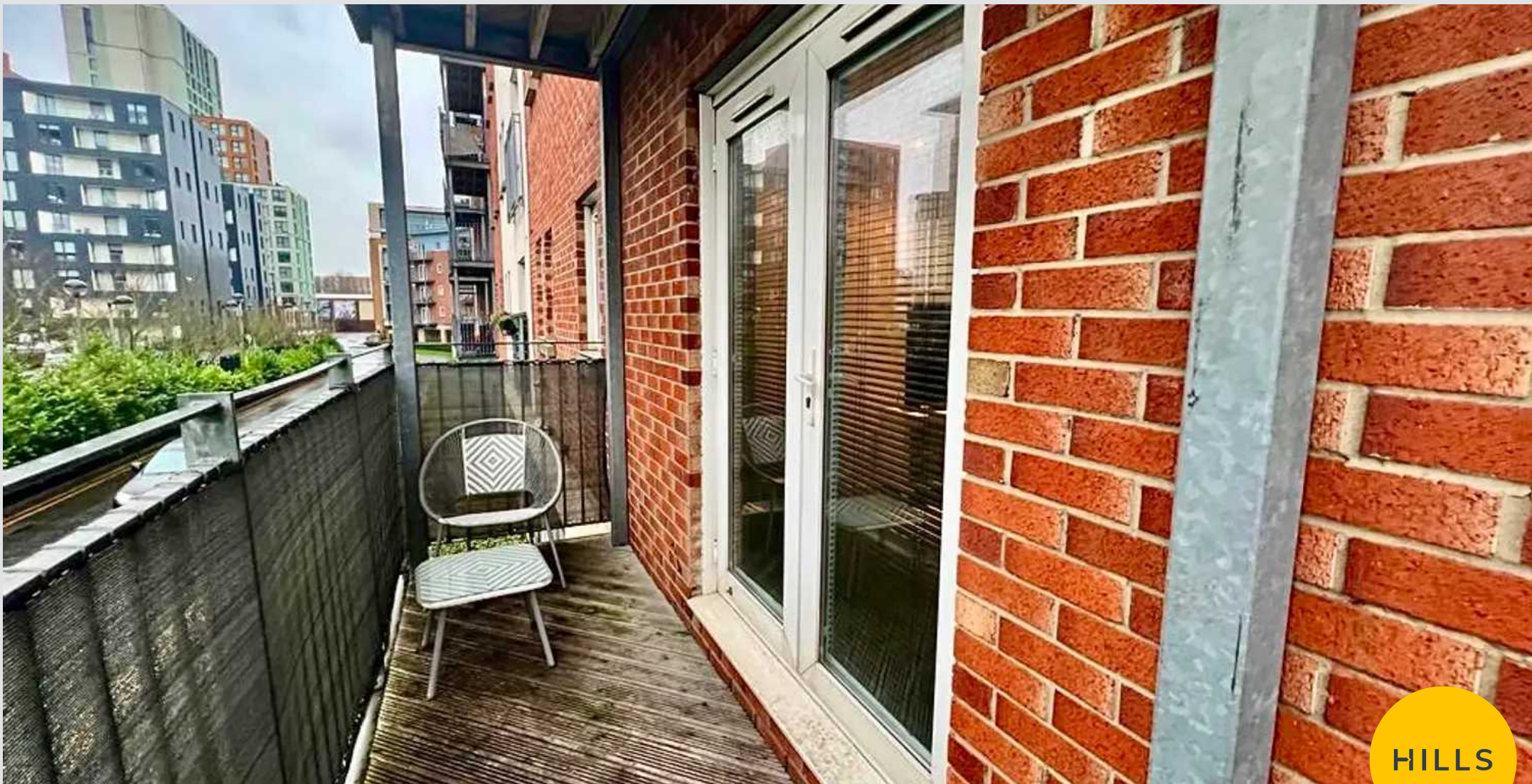


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