



Queen Street  
Salford  
Greater Manchester  
M3 7GY

Offers in Excess of £240,000

bettermove

# Queen Street Salford

Bettermove are proud to present this 2 bedroom duplex apartment in Salford, available with no forward chain.

This property is currently used as a successful Airbnb.

The property benefits from double glazing, and electric heating throughout.

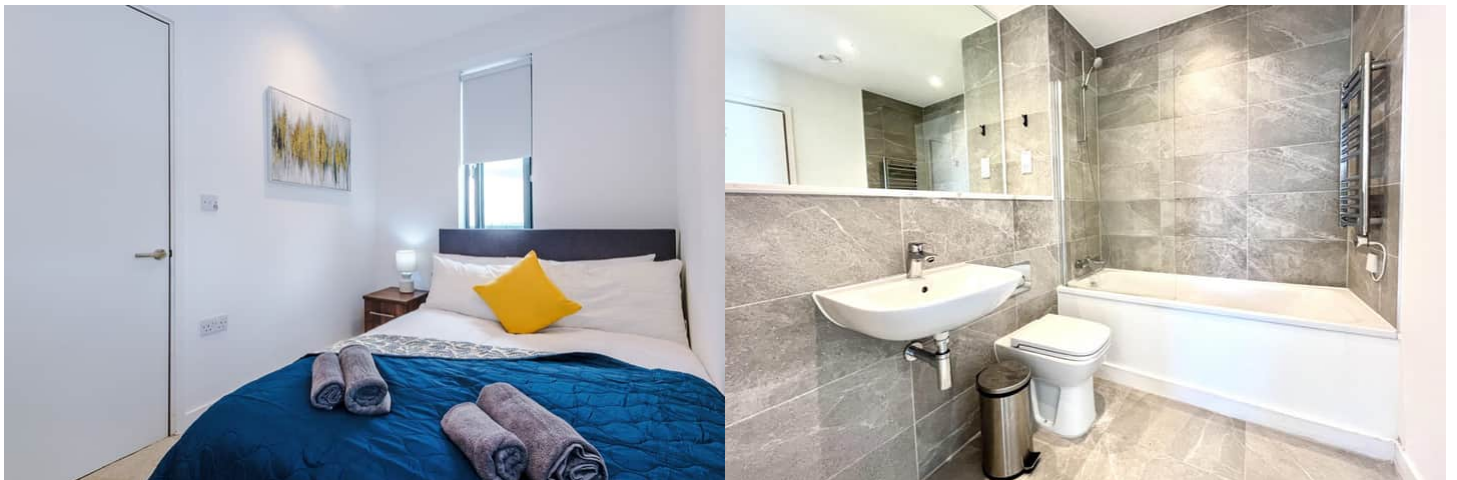
The council tax band is D.

This is a leasehold property with 250 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £618.00 per quarter.

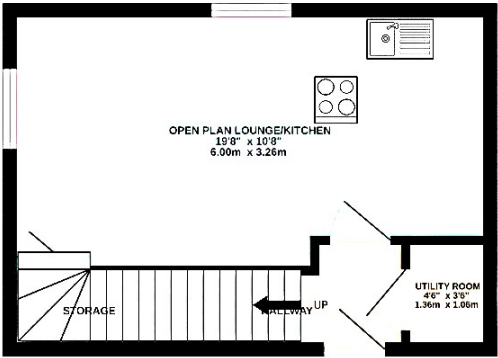
The interior of this beautifully presented, twelfth floor property comprises a spacious, open plan living/kitchen area, and utility room, with the two double bedrooms, and a family bathroom located upstairs. The property also boasts 24/7 concierge, residents gym and yoga studio, cinema room, and sky terrace, perfect for enjoying the summer months.

Located in the popular city of Salford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and the Manchester night life. Excellent transport links can be found from Manchester Victoria, and Salford Central Train Stations, a variety of local bus routes, and quick access to the M602.

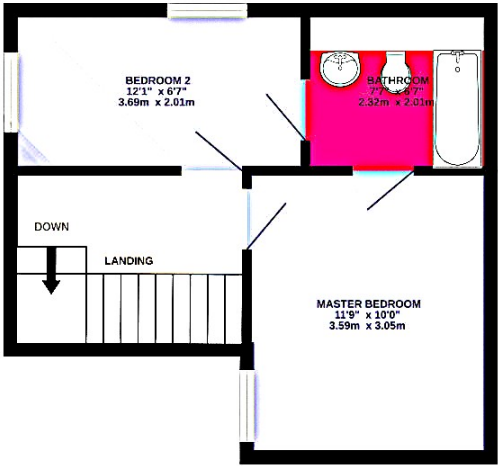
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



GROUND FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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