



Flat 107, The Peninsula Building, Kersal Way | Salford | M7 3FT

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 14TH AUGUST 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

107, The Peninsula Building, Salford, M7 3FT.

Tenanted 10th floor penthouse apartment not inspected by Edward Mellor but reported to comprise hall, lounge, kitchen with balcony offering far reaching views over Salford Wetlands, two bedrooms and bathroom. Communal gardens, gated parking with one allocated space, lift. Electric heating, double glazing. Let on a periodic AST from May 2023 (awaiting sight of original TA) and increased to £925 per month in May 2024 (copy of Section 13 in legals). Please respect the tenant's privacy. Located just three miles from Manchester City Centre, it is situated close to Salford, Bury New Road and local amenities, shops and pubs.

** VIRTUAL VIEWING COMING SOON **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

Flat 17, Lever Court, M7 3HG sold on 07/12/2023 for £105,000 Flat 2 beds 0.36 mi

Flat 71, Tilehurst Court, M7 3ST sold on 24/07/2023 for £105,000 Flat 2 beds 0.07 mi

Flat 8, Heath View, M7 3GH sold on 08/03/2023 for £113,000 Flat 2 beds 0.42 mi

The property is ideally located in a quiet residential area away from the hustle and bustle of the city centre but still provides easy access to Salford University, Salford Quays and Media City as well as Manchester City Centre. EPC rating D. Photos provided by seller and prior to tenancy.

There is also a residents only onsite leisure centre including gym, sauna, swimming pool, children's play area, tennis courts and large communal gardens.

Auction consultant dealing with this property

Chloe Jones

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



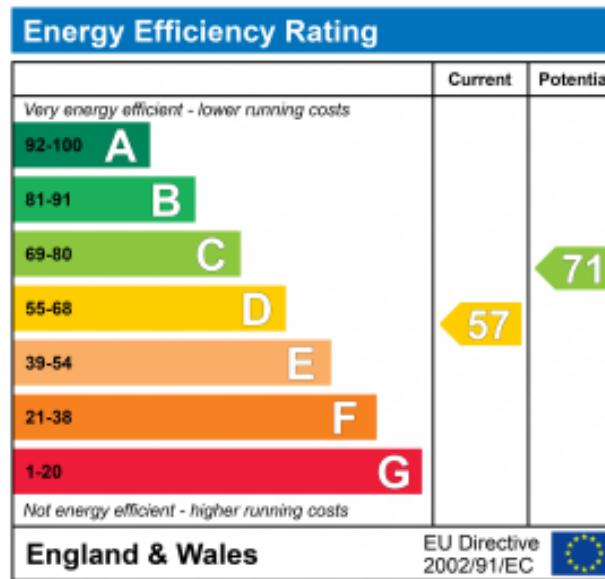
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 966 Years

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.