



**HILLS**

\* WELL PRESENTED THROUGHOUT \* PERFECT FIRST BUY OR INVESTMENT \* UPPER FLOOR APPARTMENT \* CLOSE TO MANCHESTER CITY CENTRE, SALFORD QUAYS & MEDIA CITY \* Take a look at this SPACIOUS TWO DOUBLE BEDROOM apartment, located close to MANCHESTER CITY CENTRE, SALFORD QUAYS/MEDIA CITY AND EXCELLENT TRANSPORT LINKS. This apartment would be perfect for first time buyers and investors alike. Recently redecorated throughout. The property comprises from an entrance hallway, MODERN FITTED BATHROOM, TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE & DINING AREA (OPEN PLAN), a NEWLY FITTED KITCHEN with access to the PRIVATE BALCONY. Along with the FANTASTIC LOCATION the property further benefits from GATED RESIDENTS & VISITOR PARKING. CALL THE OFFICE NOW TO BOOK YOUR VIEWING!!

**Cassandra Court Asgard Drive  
Salford, M5 4TW**

**Offers Over £130,000**

**0161 7074900  
sales@hills.agency**

### Entrance Hallway

Wood door to the front, laminate flooring, wall mounted radiator and ceiling light point.

### Kitchen 7' 0" x 6' 11" (2.14m x 2.11m)

Fitted with a range of wall and base units, contrasting worktops with integral sink and drainer. Integrated oven, hob, extractor and fridge freezer. Washing machine included, double glazed window, part tiled walls, tiled flooring and ceiling light point.

### Lounge 16' 0" x 10' 5" (4.87m x 3.18m)

Double glazed window, laminate flooring, door leading to private balcony, ceiling light point and wall mounted radiator.

### Bedroom One 10' 1" x 11' 7" (3.07m x 3.52m)

Carpeted flooring, double glazed window, wall mounted electric radiator and ceiling light point.

### Bedroom Two 10' 1" x 11' 8" (3.07m x 3.55m)

Carpeted flooring, double glazed window, wall mounted electric radiator and ceiling light point.

### Bathroom 5' 9" x 5' 11" (1.76m x 1.80m)

Fitted with a three piece suite - WC, hand wash basin and shower cubicle. Vinyl flooring, part tiled walls, double glazed window and ceiling light points.

### Externally

The property comprises of a private balcony. The block comprises of communal resident and visitor parking, gated communal gardens and a 24/7 caretaker/security.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





# Energy performance certificate (EPC)

 Cassandra Court Lugard Drive SALFORD M5 4TW	Energy rating <b>D</b>	Valid until: <b>13 June 2029</b> Certificate number: <b>8431-6926-5870-7964-4992</b>
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## Property type

Mid-floor flat

## Total floor area

50 square metres

## Rules on letting this property

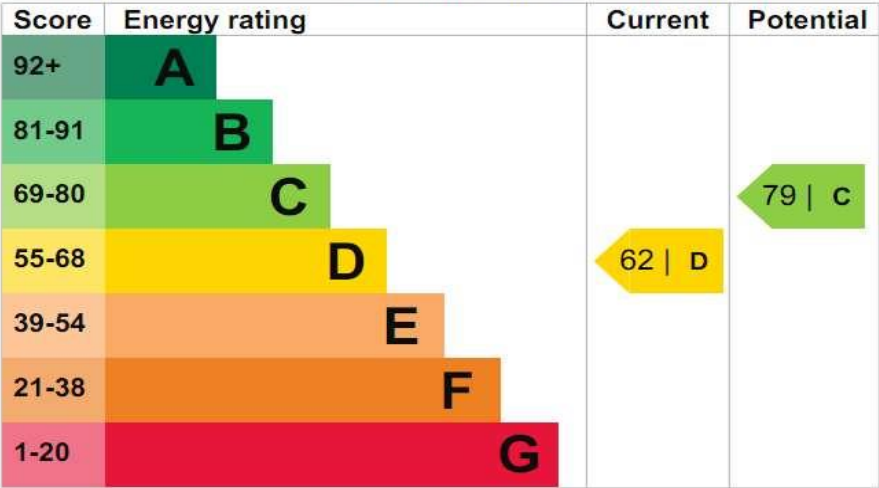
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average