



RESIDE

MANCHESTER



902 The Heart

MediaCity UK, Salford Quays, M50 2TJ

Asking Price £140,000



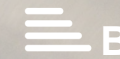
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902 The Heart

MediaCity UK, Salford Quays, M50 2TJ

INVESTORS ONLY, tenanted until June 2025.

This superb studio apartment, perched on the 9th floor of The Heart Building within the thriving hub of MediaCity, offers an unparalleled living experience.

The property benefits from stunning views of the Salford Quays and the developing landscape.

MediaCityUK is a waterfront development located in Salford, Greater Manchester, and is known for being a major hub for media and creative industries. The area includes several notable buildings, including those occupied by the BBC and ITV.

The location is unbeatable - a 5-minute stroll from the MediaCityUK tram stop, ensuring a swift 10-minute commute directly into the City Centre. Whilst being surrounded by a variety of restaurants, bars and numerous sources of entertainment.

The Area

MediaCityUK has become one of the most sought after places to live for both buyers and tenants.

Located in Salford Quays and home to the BBC, ITV and Salford Universities Media Department as well as many more media and creative companies. MediaCity is a short walk to Old Trafford football ground and a very short commute back in to the City Centre or Hope Hospital, and benefits from its very own tram stop.





The Tour

Situated on the 9th floor, you enter via a wooden front door into a spacious reception hallway, with wooden flooring, built in storage cupboard housing Zanussi washing machine, video entry phone system, downlights and doors radiating to the rest of the accommodation.

Living/Kitchen area: Wooden flooring, electric radiator, Peel Media entertainment points for TV, satellite, FM/DAB and telephone. Double glazed floor to ceiling windows with superb views over Salford Quays and back across the skyline of Manchester.

The kitchen is fitted with a range of wall and base mounted units with complimentary work surfaces and tiled splashbacks. Integrated Electrolux fridge freezer, dishwasher, built in stainless steel Zanussi electric oven with four ring hob and integrated extractor hood. Stainless steel sink and drainer unit with mixer tap, under unit lighting. Electric radiator, downlights and air extractor unit.

Bedroom: Wooden flooring, double glazed window, downlighting and electric radiator.

Bathroom: Fitted with white three piece suite incorporating panelled bath with shower fitted over, WC and hand wash basin, benefits from being fully tiled, heated towel rail, downlighting, air extractor unit and display shelf with mirrored storage cupboard over.

Lease Information

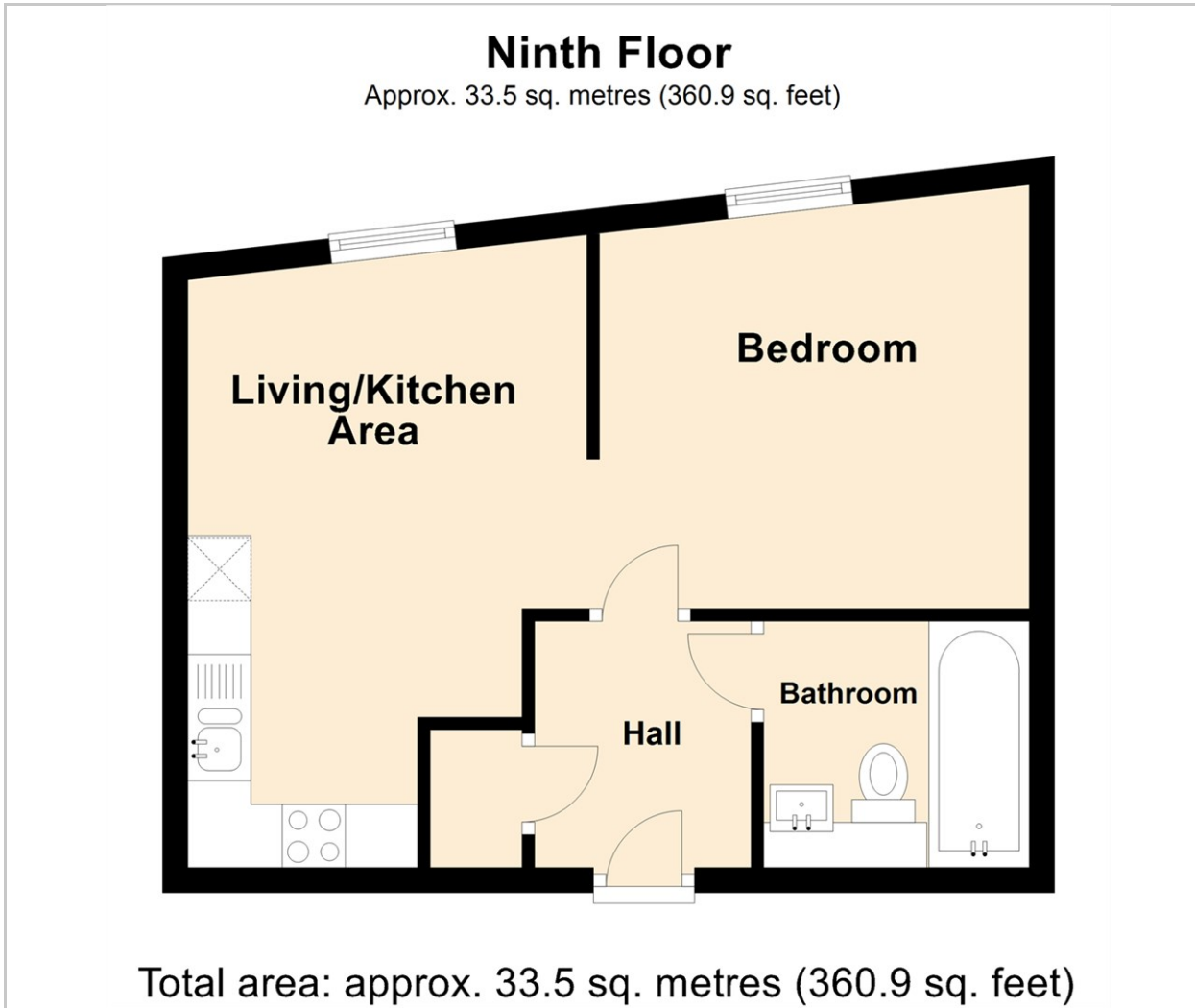
Leasehold 250 year lease with 238 years remaining

Service Charge - £2,082.68

Ground Rent £326.70 per annum

- Studio Apartment
- INVESTORS ONLY, Tenanted until June 2025
- No Chain
- MediaCityUK
- EPC Rating B
- Located On The 9th Floor
- Onsite Concierge
- Close to Public Transport Links

Floor Plan



Viewing

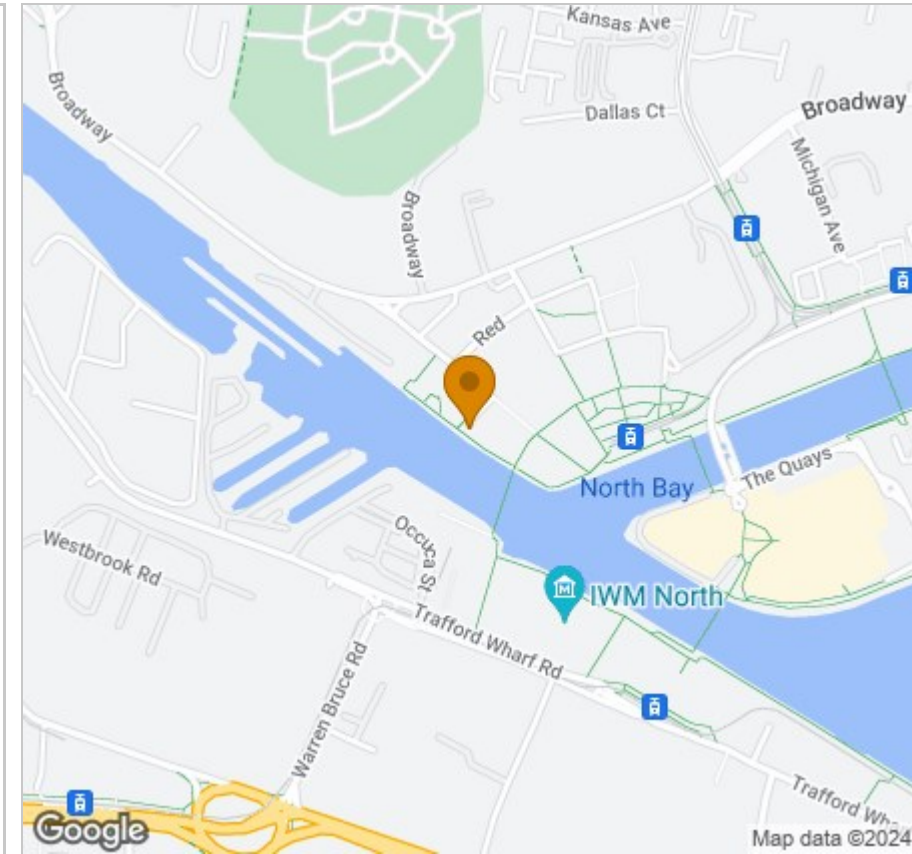
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

