



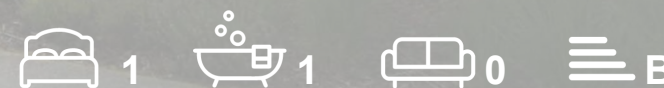
# RESIDE

MANCHESTER



Number One MediaCityUK  
Salford Quays, Manchester, M50 2BB

**Asking Price £135,000**



# Number One MediaCityUK

Salford Quays, Manchester, M50 2BB

A bright and spacious studio apartment located on the 17th floor in MediaCity UK.

Situated in the Number One Development with the benefit of a Juliet balcony, in the heart of MediaCity which represents one of the largest redevelopment programmes in the North West and the creative hub and new home of the BBC and ITV.

The location for this apartment is extremely convenient for people looking to have access to transport links, with the MediaCityUK metrolink only a few minutes walk away and Salford Quays on your doorstep.

The furniture is included within the sale price.

## The Tour

Situated on the 17th floor, you enter via a wooden front door into a spacious reception hallway, with wooden flooring, built in storage cupboard housing Zanussi washer dryer, phone system, downlights and doors radiating to the rest of the accommodation.

Living/Kitchen/Bedroom area: Wooden flooring, electric radiator, Peel Media entertainment points for TV, satellite, FM/DAB and telephone. Double glazed floor to ceiling juliet balcony with superb views over MediaCityUK.

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.

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 a mirrored storage cupboard over.



### 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.

### Leasehold

Leasehold: 250 years from 2010.  
Service Charge: £1,300 per annum.  
Ground Rent: £250 per annum.  
EWS1 B1 Rated.

- Studio Apartment
- Investors & Owner Occupiers Welcome
- Juliet Balcony
- 17th Floor
- No Chain
- EPC Rating B
- Stunning Views
- MediaCityUK

## 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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249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)

## Area Map



## Energy Efficiency Graph

