



RESIDE  
—  
MANCHESTER

613 The Lightbox Blue  
MediaCityUK, Salford Quays, M50 2AD  
**Asking Price £180,000**



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## 613 The Lightbox Blue

MediaCityUK, Salford Quays, M50 2AD

A lovely apartment located on the 6th floor of this stunning development called The Lightbox. Located 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 apartment has high specification throughout. The apartment includes; open plan living/kitchen area with a balcony, double bedroom with fitted wardrobes and spacious bathroom.

The location for this apartment is extremely convenient for people looking to have access to transport links, with the MediaCityUK Metrolink only a 10 minute walk away and Salford Quays only a 5 minute walk down the waterfront.

This property is tenanted until January 2025. Owner occupiers and investors welcome.

### The Tour

Upon entering, you're greeted by an open-plan kitchen, living, and dining area featuring stylish herringbone laminate flooring. The kitchen is well-equipped with integrated appliances; a Beko fridge, dishwasher, and a Bosch oven and hob. This space opens onto a generously sized balcony. The carpeted double bedroom features a floor-to-ceiling window that floods the room with natural light and fitted wardrobes for ample storage. The bathroom is fitted with a sleek three-piece suite, including a shower over the bath, complemented by tiled flooring and partially tiled walls for a polished finish. The property includes two storage cupboards, one of which houses the washing machine, offering plenty of additional storage space.





### The Area

Salford Quays is a vibrant, mixed-use area known for its transformation from an industrial dockyard into a thriving residential, commercial, and cultural hub. Just a short distance from Manchester city centre, with excellent transport links, including the Metrolink tram system, making it accessible and attractive for both commuters and businesses.

The area is home to MediaCityUK, one of the largest media hubs in the UK, housing major companies like the BBC, ITV, and a host of creative and digital firms. This has attracted businesses from various sectors, driving demand for office space and boosting the local economy.

MediaCity is home to a range of amenities, including shopping centres, restaurants, bars, and cultural attractions like The Lowry Theatre and the Imperial War Museum North. The presence of these facilities adds to the area's appeal as a lifestyle destination.

The area is designed with sustainability in mind, featuring green spaces, pedestrian-friendly zones, and a commitment to environmental responsibility. The community is diverse and vibrant, contributing to a lively atmosphere.

### Lease Information

Lease length: 242 years remaining (250 years from 1st July 2016)

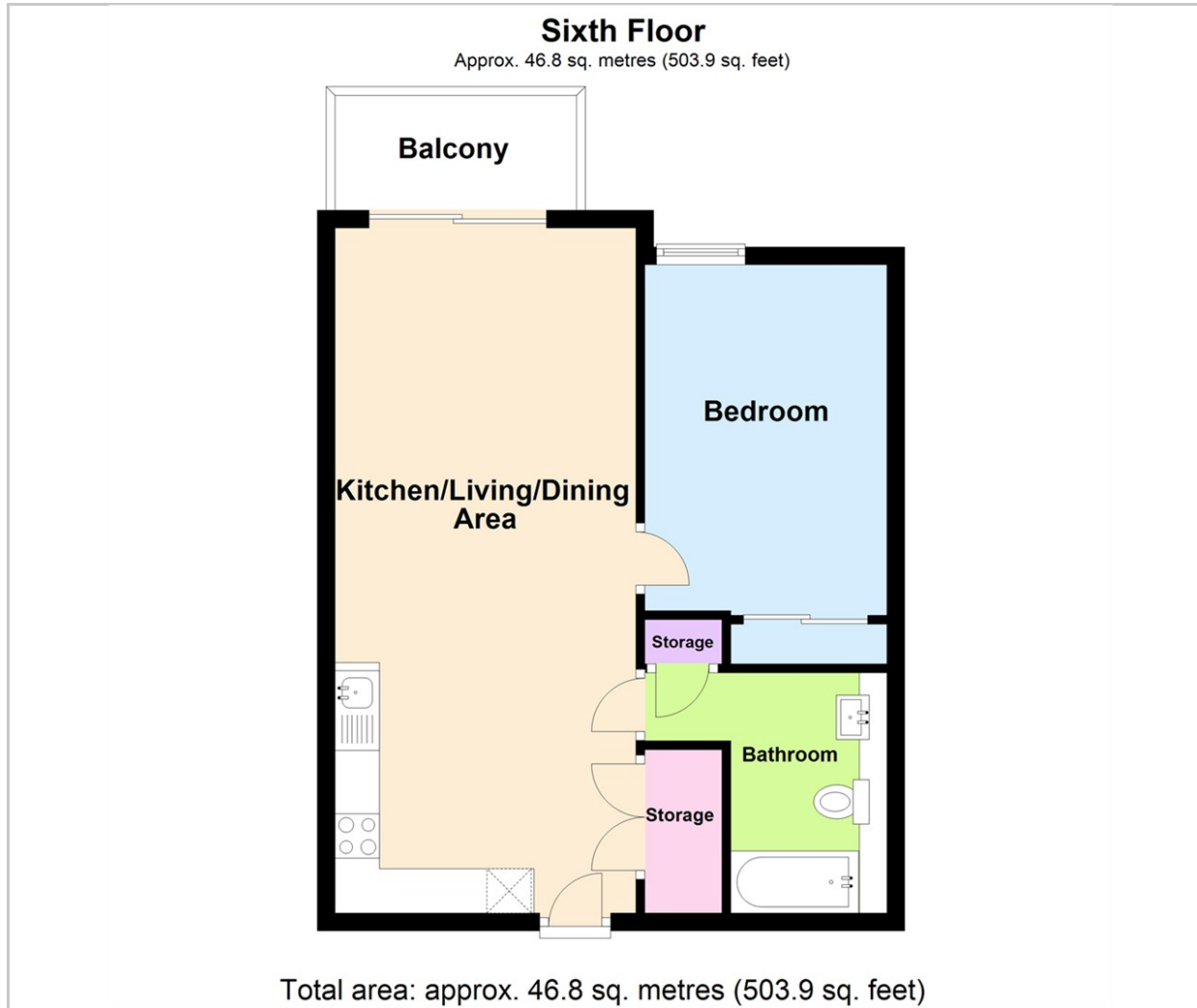
Service Charge: £2692 per annum

Ground Rent: £288.53 per annum (reviewed with RPI)

- One Double Bedroom
- High Specification
- MediaCityUK
- Balcony
- Tenanted until January 2025
- EPC Rating B
- Owner Occupiers & Investors Welcome
- On-site Concierge
- Short Walk To Metrolink
- Open Plan Living



## Floor Plan



## Viewing

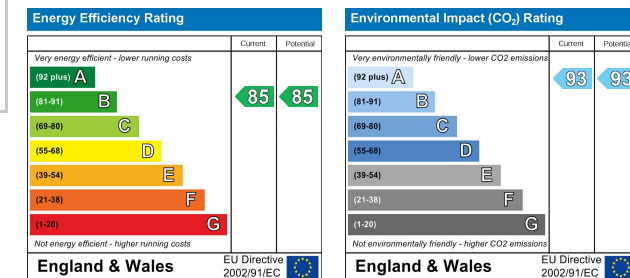
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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