



## 33 St Lawrence Quay, Salford, M50 3XT

Large two double bedroom ground floor flat in a sought after location, steps away from The Lowry and Media City with nearby restaurants, shops, gyms and supermarkets. This flat is modernised throughout and furnished to a high standard with a newly renovated bathroom. Everything in the property is less than two years old. Has a large open plan kitchen and dining area with stylish modern extendable table and fabric chairs. The lovely kitchen comes with a fitted oven, dishwasher, tumble dryer, microwave and large fridge-freezer. In the lounge you have another set of patio doors backing onto your own small garden. The main bedroom has assembled brand new wardrobes with large sliding mirrored doors and a king size bed. The second bedroom can be used as an office space or a bedroom with a single or double bed.

You have your very own covered private parking spot right directly outside the flat. Off road parking is also available, as well as the option for additional parking permits. You have great transport links and are minutes away from several tram stops with the closest being Anchorage and Salford Quays. A new line is also in progress nearby The Lowry/Old Trafford. The property has two entrances through the main building and the front patio doors via the kitchen. With the property comes your own private garden area that backs only the beautiful canal.

Location:

**£1,250 Per Month**

## 33 St Lawrence Quay

, Salford, M50 3XT



- Sought after location (Media City/Salford Quays/Anchorage)
- Large open plan kitchen/dining area
- Off road parking also available
- Modernised throughout and furnished to a high standard
- Private covered parking spot
- Great transport links
- Two double bedrooms
- Private garden



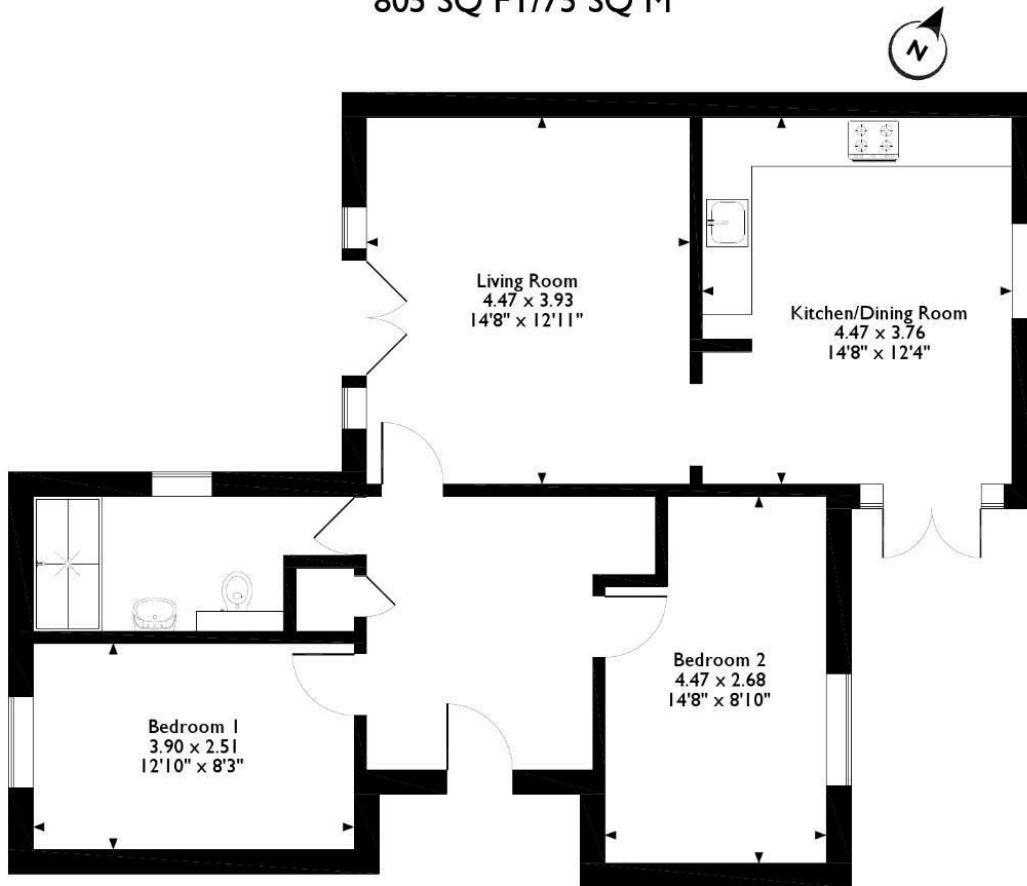
[Directions](#)





# Floor Plan

St. Lawrence Quay, Salford, Greater Manchester  
 Approximate Gross Internal Area  
 805 SQ FT/75 SQ M



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales