



## Apartment 15a, Quay 5 Ordsall Lane Salford M5 3NB

### £118,000

**NO VENDOR CHAIN! VIEWINGS AVAILABLE FROM 13th APRIL....CALL TO REGISTER YOUR INTEREST.** HOME ESTATE AGENTS are pleased to offer for sale this first floor two bedroom first floor apartment located on this popular modern development! Accommodation comprises from hallway, open plan lounge/dining/kitchen, two double bedrooms and a fitted bathroom suite. The property is double glazed and is heated via electric heaters. The property has one allocated parking space in the communal and gated car park to the rear. Ideally positioned close to Salford Quays and access to Manchester City Centre! In need of some updating and ideally offered with **NO VENDOR CHAIN!** Currently tenanted at £930.00pcm however will be vacant from early April 2025. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Hallway
- Fitted bathroom
- Currently tenanted till April 2025
- Open plan lounge/diner
- Gated parking available
- Two bedroom, first floor apartment
- Fitted kitchen
- Current rent achieved of £930.00pcm - vacant from April 2025
- In need of some updating

## Hallway

**Open plan living space 19'9 x 13'1 (6.02m x 3.99m)**

**Bedroom One 19'1 x 9'5 (opening to 9'9) (5.82m x 2.87m (opening to 2.97m))**

**Bedroom Two 9'4 x 8'8 (2.84m x 2.64m)**

**Bathroom 7'8 x 6'2 (2.34m x 1.88m)**

## Sales info

We are advised that the property is leasehold. We are advised that the ground rent is £150.00 per annum and the annual service charge is approx. £1,487.28.

We are advised that the current council tax band is band B.

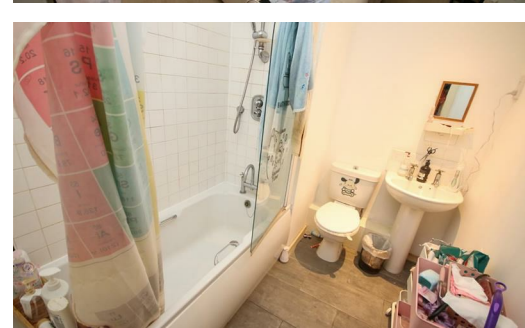
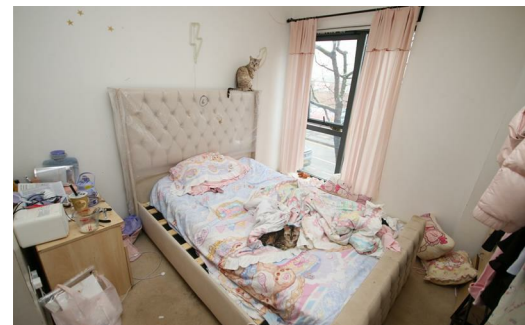
The current EPC rating is D.

## IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs

such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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[www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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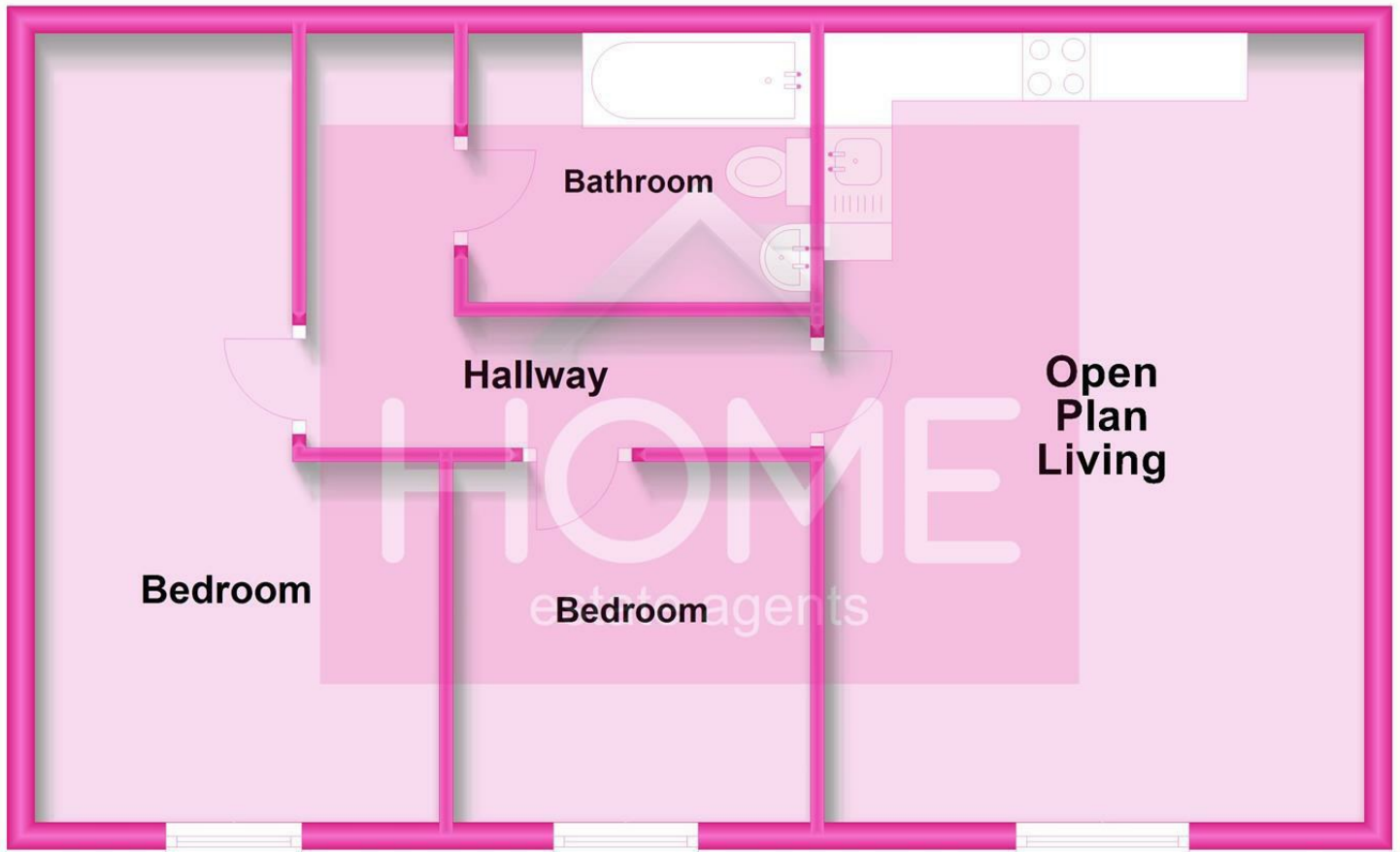
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# Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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