



## DOCK OFFICE FURNESS QUAY

SALFORD, M50 3AA

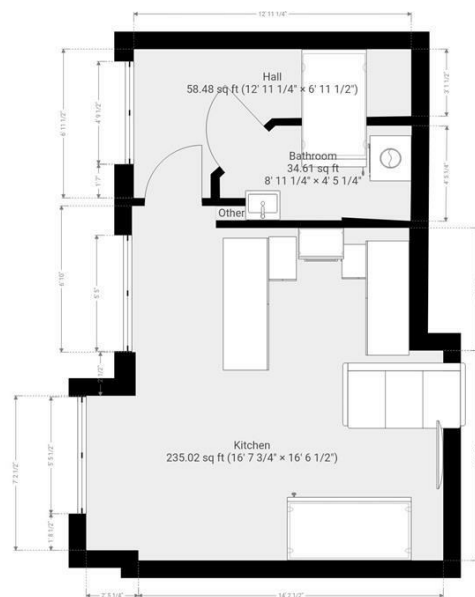
**£290,000**  
LEASEHOLD

\*\*\*Prestigious 3 Bedroom Apartment\*\*\*

Nestled within the prestigious Dock Office development, this stunning three-bedroom duplex apartment offers contemporary living in a historic setting. Originally built in the 1920s, the Dock Office is a Grade II listed building that has been carefully restored and converted into stylish apartments, combining modern interiors with the charm of its original architecture. Situated in the heart of Salford Quays, this sought-after development provides an exceptional standard of living with easy access to Manchester's vibrant city centre.

Upon entering, you are welcomed by a spacious open-plan kitchen and dining area, designed for both comfort and functionality. The modern kitchen is fitted with sleek cabinetry and integrated appliances, making it perfect for entertaining. A convenient downstairs W/C completes the ground floor. Upstairs, the apartment boasts three generously sized double bedrooms, one of which





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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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