



Millennium Point, Salford Quays - Asking Price Of £170,000

Julie Twist Properties welcomes to the market this one bedroom apartment on the 8th Floor of the Millennium Point development located in Salford Quays. This modern apartment has a good sized bedroom, modern bathroom and kitchen with integrated appliances as well as a good sized balcony. There is also a secure allocated parking space included and it is EWS1 certified.

The apartment complex is situated on the Manchester metro link with a regular tram service operating for commuters to the City Centre. Local restaurants can be found at Salford Quays itself together with the dynamic Media City, the Lowry Centre, Galleria Shopping Outlet Mall, Cinema Complex and the Imperial War Museum. Perfect for waterside walks around The Quays in the Spring and Summer months.

- One Bedroom Apartment
- Allocated Parking
- EWS1 in Place - A1 Rating
- Open Plan Living Area
- 8th Floor
- Close to Media City
- Salford Quays Location
- Close to Metrolink



GENERAL

Rental Yield: 7.5% (based on an expected rental amount of £1100pcm)
Service Charge: £1713.92 per annum (approx.)
Ground Rent: £312 per annum
Lease: 150 years from 1 August 2005
Square Footage: 521 sq. ft. (48.43 sq. m.) approx.
Council Tax Band: C
Management Company: Hadrian Property Management

HALLWAY

Laminate flooring, spotlights and access to storage cupboard which houses the boiler. There is also plumbing for a washing machine.

LIVING ROOM

Laminate flooring, large double-glazed windows, door opening onto balcony, phone/tv point, intercom and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units integrated fridge/freezer, integrated slimline dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, extractor and spotlights.

BEDROOM

Double glazed window, laminate flooring, phone/TV point and spotlights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, heated towel rail, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

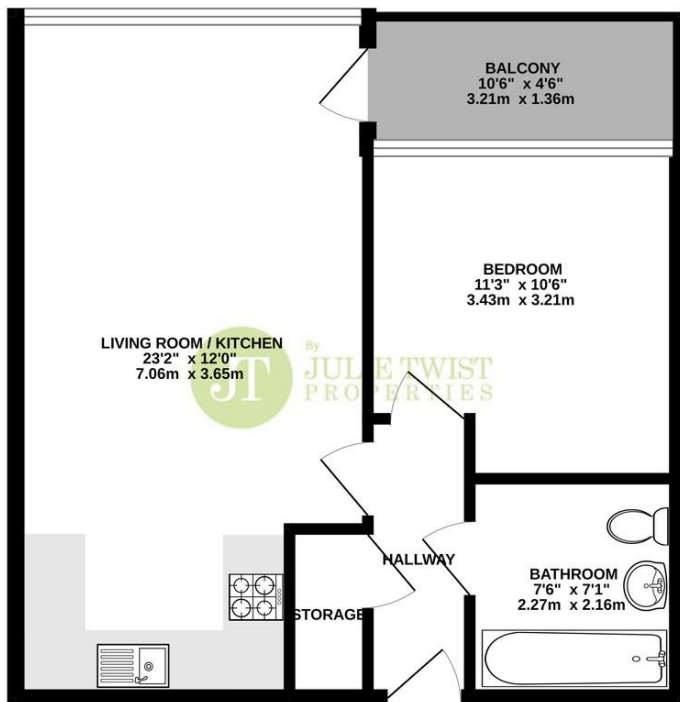
PARKING

There is one allocated parking space included in the sale of this property.



8TH FLOOR

521 sq. ft. (48.43 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		