



Millennium Tower, The Quays, Manchester - Asking Price Of £135,000

Julie Twist Properties welcomes to the market this 5th floor apartment in the Millennium Tower development, located in the ever popular Salford Quays. The property has high specification throughout and benefits from a corner aspect, allowing plenty of natural light to flood through the apartment. This studio apartment also has a modern three-piece bathroom and a fully fitted kitchen with integrated appliances, as well as a private balcony. There is also a secure allocated parking space included.

Transforming the skyline in The Quays, the apartment complex is situated on the Manchester metro link with a regular tram service operating for regular 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.

- Studio Apartment
- 5th Floor
- Secure Allocated Parking
- Private Balcony
- EWS1 in Place
- Salford Quays Location
- Close to Media City
- Excellent Transport Links

GENERAL

Rental Yield: 7.56% (based on an expected rental of £850pcm)
 Service Charge: £1,887 pa
 Ground Rent: £313 pa
 Lease: 150 years from 2005
 Floor Area: 43 sq.mt / 460 sq.ft
 Council Tax Band: B (£1,808 per annum and if one adult just £1,356 per annum)
 Management Company: Hadrian Property Management

HALLWAY

Wooden flooring, spotlights, access to storage cupboard housing the boiler and with plumbing and space for a washing machine/dryer.

OPEN PLAN SPACE

Double glazed windows and door leading onto a private balcony, wooden flooring, spotlights, intercom entry system and phone/TV point.

KITCHEN

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, wooden flooring, extractor and spotlights.

BATHROOM

Accessed via the hallway, a three-piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

OUTSIDE SPACE

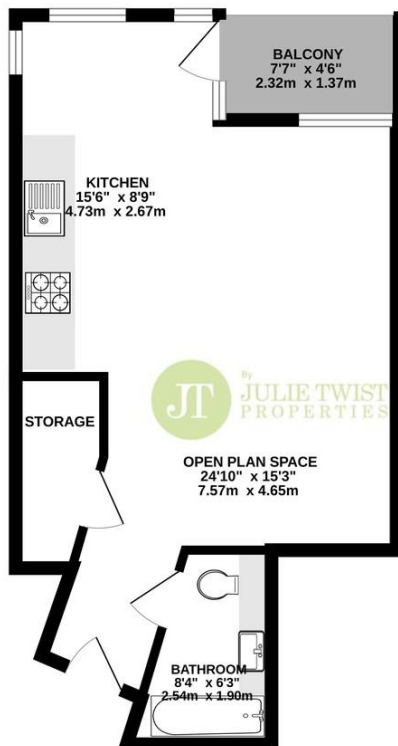
Accessed via the open plan space, is a private balcony with city views.

PARKING

This property benefits from one secure, allocated parking space.



FIFTH FLOOR
 460 sq.ft. (42.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA - 460 sq.ft. (42.7 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 is given as to their operability or efficiency can be given.
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