



## **NV Building, The Quays, Salford, Manchester – Asking Price of £200,000**

Julie Twist Properties brings to the market this seventh floor apartment located in the NV Building in Salford Quays. The apartment comprises a fully fitted kitchen with integrated appliances and a large breakfast bar which is open plan to the living area. Accessed via the living area is a large balcony that occupies a great position and has incredible views over the water. There is also a three piece shower room and a good-sized bedroom with built in wardrobes.

Salford Quays is a thriving business district, residential area and culture zone, being home to MediaCityUK, Imperial War Museum North and the Lowry arts complex. It's a great alternative to living in Manchester City Centre. The growing number of shops, bars and restaurants means that it is favoured by young professionals, mature students and families. The Quays is within close proximity to the motorway and excellent public transport links, including several Metrolink stations.

- One Bedroom Apartment
- 7th Floor
- Balcony with Water Views
- Allocated Parking Space
- Concierge On Site
- Salford Quays Location
- Close to Metrolink
- EWS1 in Place



**GENERAL**

Rental Yield: 6.95% (based on an estimated rental value of £1100pcm)  
Service Charge: £2204.44 per annum  
Ground Rent: £250 per annum  
Lease: 250 years from January 2003  
Square Footage: 502 sqft / 46.7 sq.m  
Council Tax Band: C  
Management Company: Realty

**HALLWAY**

Wooden flooring, spotlights, access to storage housing the boiler, and with plumbing for washing machine and intercom entry system.

**LIVING ROOM**

Double glazed floor to ceiling windows and sliding doors onto a private balcony, wooden flooring, wall mounted radiator, phone/TV point and spotlights.

**KITCHEN**

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

**BEDROOM**

Double glazed floor to ceiling window, wooden flooring, wall mounted radiator, built in wardrobe space with sliding doors and spotlights.

**BATHROOM**

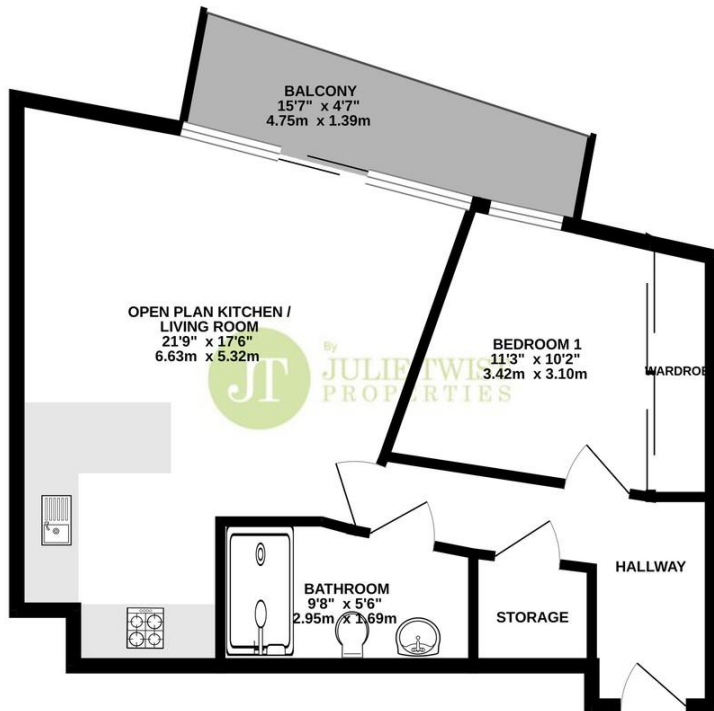
Accessed via the hallway, a three piece shower room, comprising large shower cubicle, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**OTHER**

There is a secure allocated parking space included in the sale of this property, and a balcony with water views.



SEVENTH FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.7 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 as to their operability or efficiency can be given.  
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