



Sovereign Point, The Quays - Offers Over £325,000

Julie Twist properties are delighted to present this spacious and bright 2 bedroom property in Sovereign Point. Positioned on the 11th in a corner position floor it boasts tripple aspect far reaching water views.. The property has a partially separate fully fitted kitchen and a large open plan dining and living area. The living area leads onto a large private balcony with spectacular views over the Quays, perfect to enjoy a summer evening. It has two great size double bedrooms, the primary bedroom benefits from dressing room area and ensuite complete with separate bath and shower. A main bathroom with three piece suite is accessible via the hallway along with plenty of storage cupboards. The property also comes with a secure allocated parking space.

Fire safety facade works have finished and have been signed off by Building Regulations - EWS1 imminent

- Stunning Water Views
- Large Balcony
- Two Double Bedrooms
- Two Bathrooms
- Secure Allocated Parking
- 11th Floor
- Concierge
- No Chain



DESCRIPTION

Sovereign Point is located in Salford Quays, offering a number of restaurants, cafes and shops right on the doorstep. Salford Quays benefits from lots of lovely waterside public outdoor space and is also home to the well know Lowry Theatre. Salford Quays is well connected via motorway links and the Metrolink which runs into Manchester City Centre, North and South Manchester and Manchester Airport.

GENERAL

Rental Yield: 5.9% (Based on expected rental price of £1600pcm)
 Service Charge: £5106per annum
 Ground Rent: £230per annum
 Lease: 125 years (less 10 days) from 1 January 2004
 Square Footage: 1156sq.ft / 107.4sq.m
 Council Tax Band: E, Salford Council, £2,841.00pa
 Management Company: RMG

HALLWAY

Laminate flooring, spotlights, access to cupboard housing the boiler, wall mounted heater, intercom and access to two further storage cupboards.

LIVING ROOM

Double glazed sliding door onto balcony, double glazed windows, laminate flooring, 2 wall mounted heater, phone/TV point and spotlights.

KITCHEN

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

PRIMARY BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, spotlights, dressing area with fitted wardrobes and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, separate bath, WC, wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and spotlights.

MAIN BATHROOM

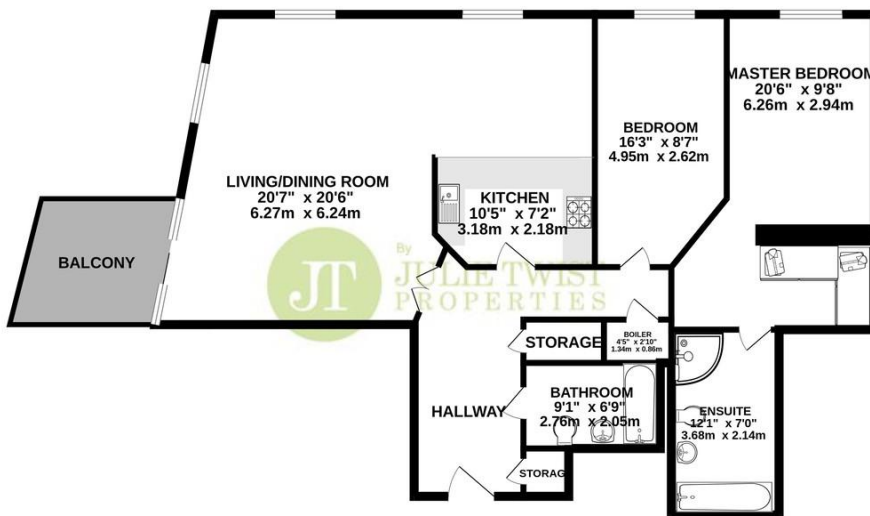
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

PARKING

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



11TH FLOOR
 1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.