



JULIE TWIST
PROPERTIES



Sovereign Point , Salford Quays - Offers Over £300,000

Julie Twist Properties are pleased to present this stunning 4th floor apartment in Sovereign Point, Salford Quays. Offering breathtaking, panoramic views across the Quays, the property boasts a private balcony, perfect for enjoying the scenery.

There is a fully fitted kitchen featuring integrated appliances and a breakfast bar that opens into the spacious living and dining area. Both bedrooms are generously sized, with bedroom 1 benefiting from a dressing area and an ensuite bathroom. A separate main bathroom can be accessed via the hallway, as well as ample storage space. The property also includes a secure, allocated parking space.

Sovereign Point is located in Salford Quays, close to an array of restaurants, cafes, and shops. This area boasts beautiful waterside public spaces and is home to the renowned Lowry Theatre. Salford Quays is conveniently connected via motorway links and the Metrolink, providing easy access to Manchester City Centre, North and South Manchester, and Manchester Airport.

- Positioned on the 6th Floor
- Beautiful Water Views
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Private Balcony
- Located In The Heart of Salford Quays
- Close to Public Transport Links



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JulieTwistMCR



julietwistproperties



332-334 Deansgate, Manchester M3 4LY, England

T: 0161 834 8486

E: office@julietwist.com

www.julietwist.co.uk

GENERAL

Rental Yield: 6.4% (Based on expected rental price of £1600pcm)
Service Charge: £3683.84 per annum
Car Parking Service Charge: £1048 per annum
Ground Rent: £262 per annum
Lease: 125 years (less 10 days) from 1 January 2004
Square Footage: 986 sq.ft / 91.5 sq.m
Council Tax Band: E (Salford City Council)
Management Company: Zenith

HALLWAY

Laminate flooring, spotlights, access to cupboard housing the boiler, a further storage cupboard and intercom entry system.

LIVING AREA

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

KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with induction hob and extractor over, sink with mixer tap and drainer, breakfast bar with spotlights over, laminate flooring, spotlights and extractor.

BEDROOM 1

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

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a shower cubide, separate bath, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

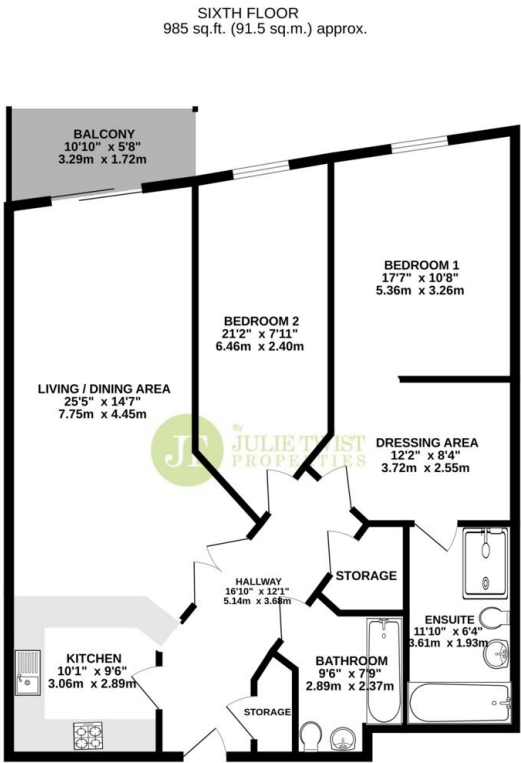
Double glazed window, carpeted flooring, wall mounted heater and spotlights.

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.

PARKING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	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.