



**JULIE TWIST
PROPERTIES**



The Dock Office, Furness Quay, Salford

Asking Price Of £270,000

Julie Twist Properties are delighted to introduce this beautiful duplex apartment which is located in Salford Quays and comprises of an open plan living/dining room that leads to the large fully fitted kitchen with integrated fridge/freezer, dishwasher, oven and microwave oven. There are also two double bedrooms located on the first floor with ensuite bathrooms, the apartment also comes with the benefit of one parking space and has its own front door entrance. . The development also has an A1 rated EWS1 in place.

- Two Double Bedrooms
- Private Front Door Entrance
- EWS1 in Place (A1 Rating)
- Conversion
- Allocated Parking Space
- Bars and Restaurants Nearby
- Duplex Apartment
- Close to Media City



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JulieTwistMCR



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DESCRIPTION

The Dock Office is a Grade II listed building which stands proud in Salford Quays and has the distinction of being the only refurbished development converted into apartments. This Art Deco building boasts many period features throughout the communal areas, with a stunning staircase, impressive entrance hall, high ceilings and unique parquet flooring to name just a few of the features the building has to offer. It is also located near the heart of Salford's Media City where several tram stops are close by allowing you easy access to all over Manchester and just a stone's throw from many bars and restaurants!

GENERAL

Rental Yield: 5.3% (Based on an expected rental price of £1,200pcm)
Service Charge: £2,222.28 per annum
Ground Rent: £282.50 per annum
Lease: 125 years from 2015 (119 years from 2022)
Floor Area: 1184 sq. ft. approx. (110.0 sq. m approx.)
Council Tax Band: Salford City Council Band E; approx. £2,705.41
Management Company: Regalty Estates

LIVING ROOM

Private entrance, double glazed windows, engineered wood flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

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

BEDROOM 1

Based on the 2nd floor, double glazed windows, engineered wood flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

BATHROOM 1

Accessed via the first bedroom, 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/ceiling lights.

BEDROOM 2

Based on the 2nd floor, double glazed windows, engineered wood flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite.

BATHROOM 2

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

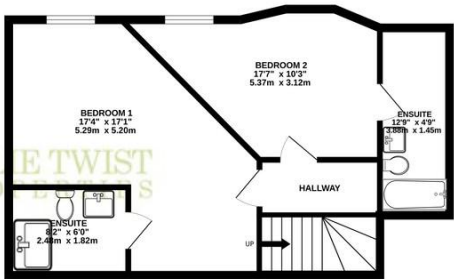
WC

Accessed via the ground floor, wooden parquet flooring, WC with mixer tap and wash hand basin



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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