



Apartment 171 94 City Loft Salford, M50 3TZ

# £1,375 Per Month

- 5TH FLOOR 2 BED APARTMENT
- 24HR CONCIERGE
- WALKING DISTANCE TO MEDIA CITY
- JULIETTE BALCONY
- DUAL ASPECT VIEWS









- 2 DOUBLE BEDROOMS & 2 BATHROOMS
- AVAILABLE OCTOBER 2025
- SALFORD QUAYS
- INTEGRATED APPLIANCES
- UNFURNISHED



TMS ESTATE AGENTS are delighted to offer to the market this exceptionally spacious 2 bedroom 2 bathroom apartment in the sought after Quays development in Salford. The apartment is available for a long term let.

This stunning 5th floor apartment enjoys dual aspect views, and open plan lounge / diner and kitchen which is fully integrated with a breakfast bar. 2 double bedrooms with views and fitted wardrobes and En suite to bedroom 1 and a family bathroom.

This property is in an excellent location adjacent to MediaCity UK and overlooking Dock 9 in the Quays. A wealth of leisure, shopping, cultural attractions, bars and restaurants are all within easy access. Manchester city centre is conveniently situated a short tram ride away. The development also benefits from 24hr Concierge service. The Metro link is a 2 minute walk away with regular services to surrounding areas including Manchester City Centre. The M602 motorway network provides commuter links throughout the North West and also to the Trafford Centre.

The deposit is 5 weeks rent £1586.50/ Holding deposit £317.30

The council tax is A / EPC - E

https://checker.ofcom.org/ for broadband and phone coverage.

Perfect for professional tenants, but not appropriate for pets.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £41,250 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY, WHICH CAN INCLUDE SAVINGS SUBJECT TO REFERENCING GUIDELINES.

Call TMS ESTATE AGENTS today to book your viewing.

#### COMMUNAL ENTRANCE

#### **APARTMENT**

#### **Entrance Hall**

Large entrance Hall with front door, video intercom entry phone system, utility cupboard

Kitchen / Lounge / Diner 23'3" x 14'0"  $(7.09 \times 4.27)$ 

Lounge/Dining Room area - floor to ceiling patio doors to Juliet balcony, feature recess ceiling, spotlights, electric heaters

Kitchen - high gloss doors and granite worktops incorporating a range of wall and base cupboards, breakfast bar

divider/island, integral fridge and freezer, integral dishwasher, integral microwave, Bathroom/WC comprising low level WC, spotlights.

Bedroom 1 11'1" x 10'4" (3.38 x 3.15) Double glazed window with views, fitted double wardrobe, wall heater, spotlights.

### En Suite Shower Room

Comprising low level WC, wall basin, double shower cubicle with fixed glazed shower screen and monsoon shower, shaver point, towel radiator.

Bedroom 2 13'10" x 8'9" (4.24 x 2.69) Double glazed window, spot lights, wall heater.

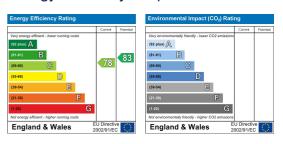
### Bathroom

extractor hood, ceramic hob and electric wash hand basin, bath with glazed under-oven, stainless steel splashback, shower screen and over-bath shower, stainless steel sink, under cupboard inset feature mirror, chrome ladder radiator, tiled walls and floor, mirrored vanity cabinet with shaver point, spotlights.

## Area Map



# **Energy Efficiency Graph**



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