



TMS

ESTATE AGENTS



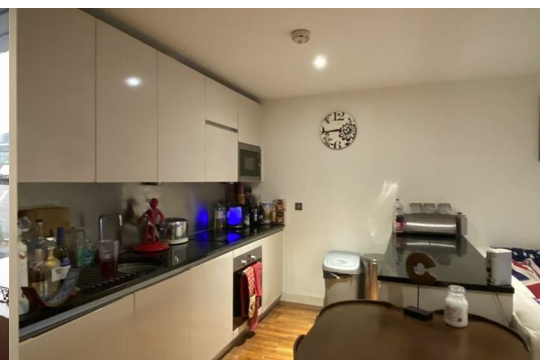
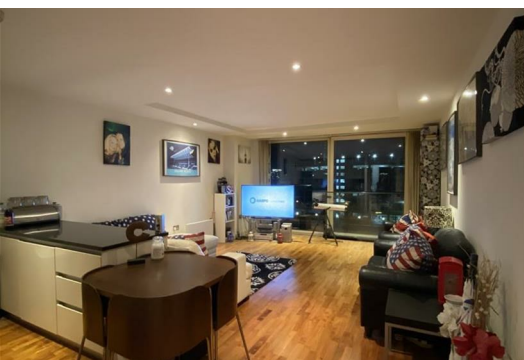
Apartment 171 94 City Loft Salford, M50 3TZ

£1,275 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 IMMEDIATELY
- SALFORD QUAYS
- INTEGRATED APPLIANCES
- UNFURNISHED



AVAILABLE IMMEDIATELY ~ 5th FLOOR 2 BEDROOM APARTMENT WITH STUNNING VIEWS ~ MEDIA CITY.

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 £1471.15 / Holding deposit £294.23

The council tax is A / EPC - C

<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 x 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, extractor hood, ceramic hob and electric under-oven, stainless steel splashback, stainless steel sink, under cupboard 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.

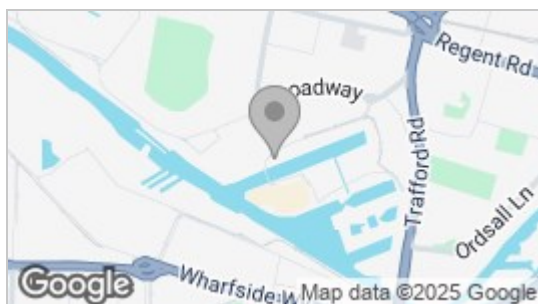
Bedroom 2 13'10" x 8'9" (4.24 x 2.69)

Double glazed window, spot lights, wall heater.

Bathroom

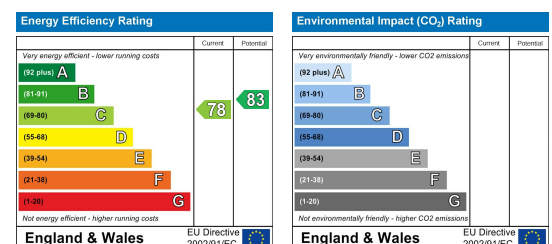
Bathroom/WC comprising low level WC, wash hand basin, bath with glazed shower screen and over-bath shower, inset feature mirror, chrome ladder radiator, tiled walls and floor, mirrored vanity cabinet with shaver point, spotlights.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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