



TMS

ESTATE AGENTS



Apartment 148, 94 The Quays, Salford, M50 3TZ

£1,295 Per Month



- 2 BED APARTMENT WITH BALCONY
- EN SUITE SHOWER ROOM
- INTEGRATED APPLIANCES
- FAMILY BATHROOM
- PROFESSIONAL TENANTS

- 24 HOUR CONCIERGE
- RIVER VIEWS
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- EPC - C / COUNCIL TAX - D



2 BEDROOM APARTMENT ~ RIVER VIEWS ~ AVAILABLE IMMEDIATELY ~ MEDIA CITY

We are delighted to offer for rent this attractive, unfurnished, two bedroom apartment in the highly sought-after Salford Quays development.

This lovely apartment boasts spacious accommodation comprising of a large open plan living area featuring hardwood flooring and floor to ceiling windows/sliding doors with glass panelled private balcony, where you can while away a summers evening enjoying unrivalled views across Manchester city centre and the Quays.

The kitchen offers a range of integrated appliances including fridge, freezer, oven and dishwasher.
The main bathroom boasts a traditional three-piece suite with shower over the bath.
The main bedroom is complimented with an ensuite shower room. The second bedroom is a double room.

The apartment is unfurnished and available for a long term let.

Other benefits to note are a 24hr concierge service and a lift.

There is NO allocated parking space with this flat.

City Lofts is also perfectly located, directly on a tram route with Media City right on the doorstep. You'll also find the Lowry Shopping Centre, the Lowry Theatre and a vast array of restaurants/bars catering to all tastes all within a stone's throw away. Manchester city centre is a short tram or bus ride, with regular services every 8 minutes in peak hours.

Council Tax band D / EPC - C / The deposit is 5 weeks rent £1494.20 / holding deposit £298.84

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

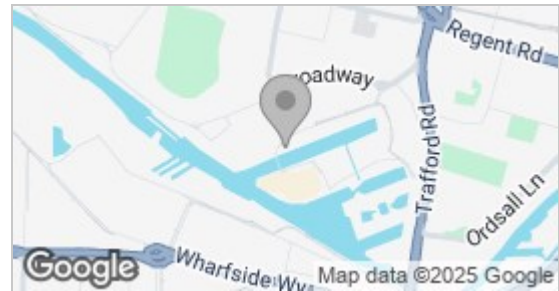
APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £38,850 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED, THEY WILL NEED TO SHOW A TOTAL MINIMUM INCOME OF £46,620.

CALL TMS ESTATE AGENTS today to organise your viewing

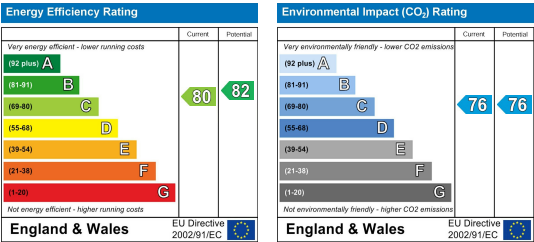
- Entrance Hall
- Lounge / Kitchen
- Bedroom 1
- Ensuite Shower Room
- Bedroom 2
- Bathroom



Area Map



Energy Efficiency Graph



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.



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