



# Apt 1206 Imperial Point, The Quays, Salford Quays, M50 3RB

Jordan Fishwick are pleased to offer for sale this stunning LARGER THAN AVERAGE two bedroom apartment on the 12th floor of Imperial Point, Salford Quays. The apartment has been lovingly refurbished throughout to a high standard with a top spec kitchen, flooring replaced throughout and full redecoration. Internally, you will find a large open plan kitchen/diner with breakfast island, stunning living room with space for a study area. The apartments boasts a large wrap around terrace with some of the best views of Old Trafford that you will find. Every room has access to the 290 sq ft terrace and has the same unrestricted views of the quays, city centre and stadium. There is also a large tandem parking space that would fit 2 large cars/3 small cars. Other benefits include service lift to all floors (perfect for moving big items such as sofas/fridge etc), air-conditioning in each room and concierge service.

\*MORTGAGE BUYERS INVITED - Government funding is in place for the cladding/fire safety remediation.\*

## Price £445,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entance Hall

Wood effect flooring. Spotlights. 2 x storage cupboards, one housing water tank.

#### Living Room/Kitchen/Diner

25'3" x 21'9"

Newly fitted base and wall units with complimentary marble worktops. Integrated slimline dishwasher and washing machine. Cooker. Grill/Microwave. Induction hob with built in extractor. Space for fridge/freezer. Sink with mixer tap. Wood effect flooring. Spotlights. Access to balcony. Air-conditioning. TV and telephone point.

#### Bedroom One

19'11" x 13'1"

Wood effect flooring. Spotlights. Access to balcony. Air-conditioning. Dressing room.

#### En-suite

Four piece bathroom, low level w/c. Bath. Shower cubical with power shower. Sink with mixer tap. Shaver point. Heated towel rail.

#### Bedroom Two

15'4" x 13'1"

Wood effect flooring. Spotlights. Access to balcony. Air-conditioning. Alcove pefect for wardrobe/study space.

## Bathroom

Low level w/c. Bath. Shower cubical with power shower. Sink with mixer tap. Heated towel rail. Underfloor heating.

## Externally

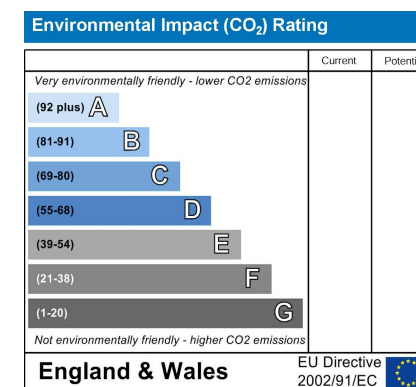
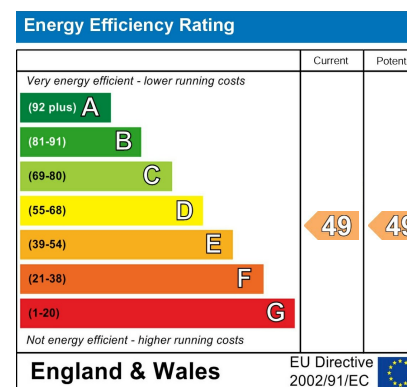
Lifts to all floors, plus service lift for moving large items.  
Concierge (Weekdays 7am - 7pm, and half day on Saturday).  
Large tandem parking space with space for 2 - 3 cars. Secure bike storage.

## Additional Information

Lease - 125 years from January 2001

Service charges - £4282 per annum

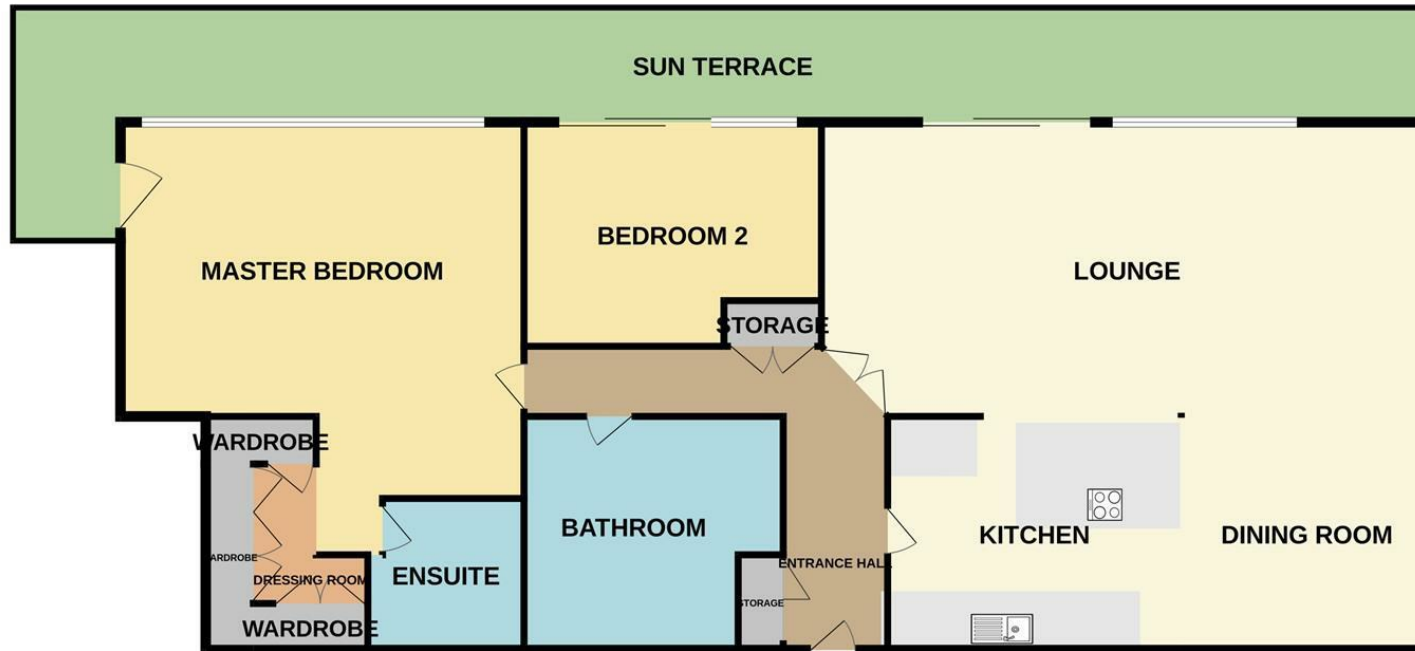
Ground rent - £300 per annum







## 12TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



