

## Apt 133 NV Buildings, 98 The Quays, Salford Quays, Salford, M50 3BD

Jordan Fishwick are now in receipt of an offer for the sum of £270,000 for Apt 133 NV Buildings Salford Quays, M50 3BD.

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, Manchester M3 4EN, 0161 833 949 prior to exchange of contracts.

\*\*EWS1 FORM AVAILABLE\*\*

Jordan Fishwick are pleased to offer for sale this stunning 9th floor luxury TWO BEDROOM apartment within the NV Buildings on Salford Quays. Offering extremely spacious and well-presented accommodation with a full-width south-facing balcony overlooking the waterfront, the apartment is offered with no onward chain and would make the perfect home for a first time buyer or an ideal buy to let investment. The apartment briefly comprises: entrance hall with storage, open plan kitchen/lounge/diner with water views, master bedroom with wardrobes and en-suite, and second double bedroom plus family bathroom. 24 hour concierge available. Viewing highly recommended. CHAINFREE. SOLD AS SEEN. "All services/appliances have not and will not be tested"

# **Price £295,000**

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

#### **Entrance Hall**

Recessed downlighters, full-height radiator, two cupboards (one with space for washing machine). Doors leading off to:

### Kitchen/Living Room

25'0" x 17'1"

A superb open-plan space offering scope for distinct living and dining areas with the kitchen delineated by an island unit. Dual-aspect providing great natural light, with full-height windows and sliding doors leading out onto the balcony. Two full-height radiators, recessed downlighters. The kitchen area features a range of base and wall units with contrasting work surfaces, integral electric oven and hob with extractor over, 1.5 bowl sink with mixer tap, integral fridge/freezer,

dishwasher, microwave, worktop lighting. TV and telephone point.

#### **Bedroom One**

17'2" x 11'4"

L-shaped - Full-height windows with sliding door providing direct access to the balcony, full-height radiator, recessed downlighters. Dressing area with fitted wardrobes leading to:

#### **En-suite**

Oversized shower cubicle, wash basin with mixer tap, WC, tiled splashbacks and flooring, recessed downlighters, heated towel rail.

#### **Bedroom Two**

17'1" x 9'2"

Full-height window, recessed downlighters, full-height radiator. TV point.

#### **Bathroom**

Bath with shower over and screen, wash basin with mixer tap, WC, tiled splashbacks and flooring, recessed downlighters, heated towel rail.

#### **Externally**

Underdrift parking within the secure gated car park. 24 hour concierge. Large south facing balcony. Lifts to all floors.

#### **Additional Information**

Lease term: 250 years from 1st January 2003

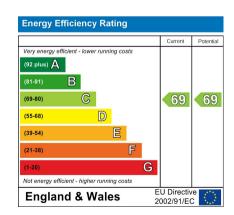
Ground rent is £250 per annum. doubles every 25 years.

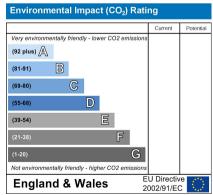
Service Charge tbc

Council Tax Band C (Salford City Council).

serive charge £4600 for this apartment per annum.

From the management company Realty.





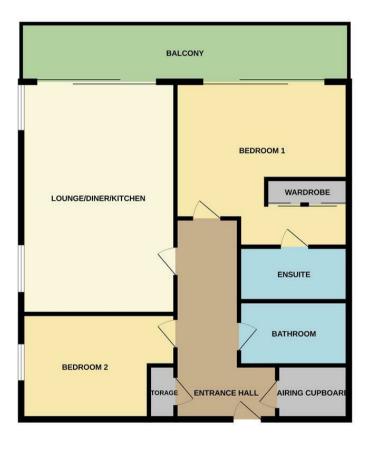








#### 9TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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