



# Apt 2405 Michigan Point Tower A, 9 Michigan Avenue, Salford, M50 2HD

Jordan Fishwick presents this Stunning 3 bedroom, 2 bathroom apartment on the 24th Floor in the heart of MediaCityUK. Modern design with great transport links around Manchester. This property is located in the heart of Media City, which is the perfect development for working professionals. There are an array of restaurants, bars and shops within walking distance to the building. As well as great transport links; Harbour City Metrolink Tram Stop is located directly outside the building, which provides direct links in Manchester City Centre and other areas within Greater Manchester.

The building features a 24-hour on-site gym, In addition to this, there is secure bike storage and an overnight security guard based on the reception of the building every evening 7 days a week. Tax Band D. EPC rating B. Parking included.

## Price £290,000

### Viewing arrangements

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

#### Entrance Hall

#### Living room

11'6" x 12'1"

#### Kitchen/Diner

10'5" x 12'9"

#### Master Bedroom

17'7" x 10'1"

#### En-Suite

7'10" x 4'10"

#### Bedroom Two

11'9" x 8'4"

#### Bedroom Three

12'0" x 8'11"

#### Bathroom

7'9" x 5'6"

#### Externally

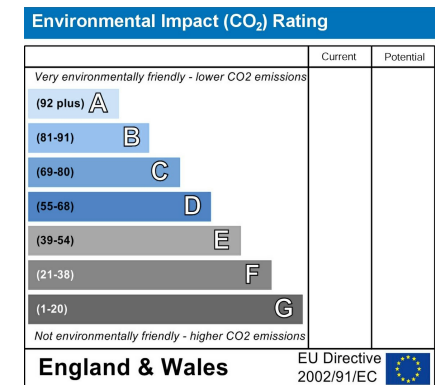
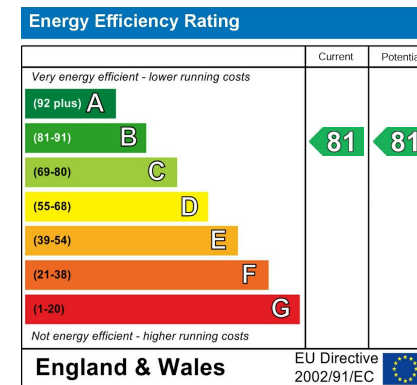
Underground Parking.

On site Gym and Concierge

#### Additional Information

The service charge is £858.49 per quarter.

The ground rent is £250.00 per year. It will be increased according to RPI every 10 years.  
The next review date for ground rent will be 31-December 2025.  
Lease 975 Years from 2016







## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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