



Apt 518 FiftyFive, 55 Queen Street, Salford, M3 7GX

EWS1-A1 Rating**

Jordan Fishwick are pleased to present this two-bedroom apartment found on the 5th floor of the amazing FiftyFive development by Salboy.

The apartment is spread over an impressive 753 sqft, and features a spacious lounge and kitchen, with integrated CDA appliances such as the oven/hob, fridge/freezer, washing machine and dishwasher and under cabinet lighting. Both bedrooms include ceiling to floor windows with fitted wardrobes, the master bedroom includes an en-suite. All rooms have smart electrical heaters installed.

Offers In The Region Of £300,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

FiftyFive boasts one of the largest, and most impressive collections of on-site amenities, including a Café, Fitness Studio, Break out area, Cinema, Parcel room, Co-working space, Gym, Residents Lounge, Cycle Store, 24/7 Concierge and 2 rooftop terraces with greenery. Situated close to several important transport links, students, young professionals and even small urban families can benefit from effortless travel between cities and are free to explore an endless stock of well-known attractions, restaurants, bars, museums, parks and much more knowing home is always close by. The building is also pet friendly.

The development is a 9-minute walk to Arndale and

Manchester city centre shopping district with an 8-minute walk to Salford Central train station, it is also a short walk to Victoria train station 8-10 mins.

Lounge / Kitchen

31'2" x 13'2"

The Lounge includes a floor to ceiling window, TV access point electrical heater and laminate flooring. The kitchen boasts CDA integrated CDA appliances such as the oven/hob, fridge/freezer, washing machine and dishwasher and under cabinet lighting and laminate flooring.

Master bedroom

14'5" x 8'10"

Floor to ceiling window and fitted carpets, smart electrical heater and fitted wardrobe.

En-suite

5'8" x 8'10"

Part tiled ensuite, with undercabinet lighting, electrical shaver point and mixer shower

Bedroom Two

14'4" x 9'3"

Fitted carpets, electrical heater, double glazed window, spot lighting.

Bathroom

7'3" x 6'8"

Fully tiled bathroom, shower attachment, hand wash basin, WC, heated towel rail, electrical shaver point.

Additional Information

Service Charge- £3,292.16

Ground Rent- £250.00

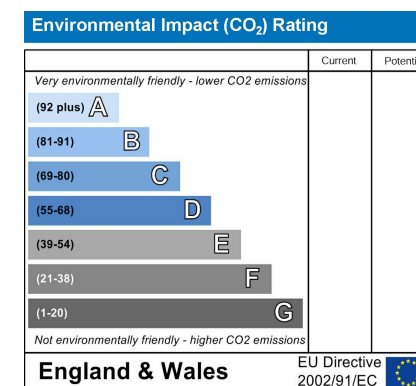
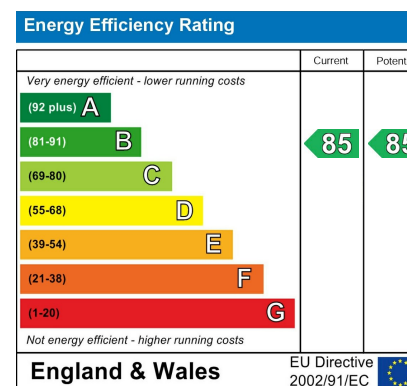
Council Tax- D

EPC Rating- B

Lease- 250 years from 2022

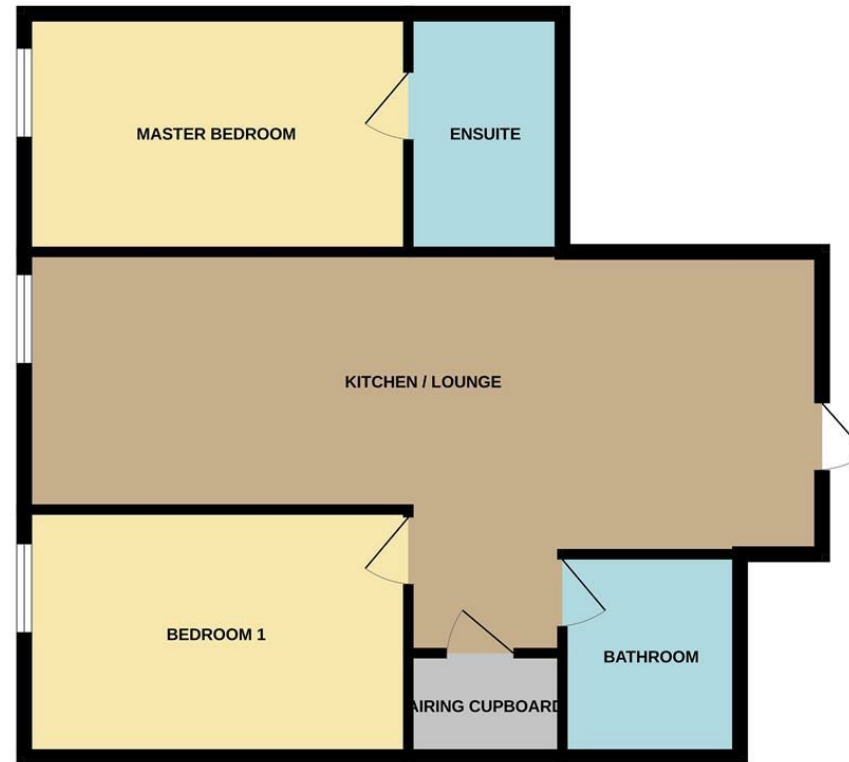
Managing Agent- Urban bubble

Agents Notes





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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