





# Apt 1004 Millennium Tower, The Quays, Salford, M50 3SB

Jordan Fishwick presents this two bedroom apartment found on the 10th floor, in Millennium Tower, Salford Quays. The property comprises of an entrance hall leading to a large living room with balcony, high gloss kitchen with fitted appliances, fridge/freezer, dishwasher and oven and hob. Double bedrooms. Luxury bathroom suite with fitted mirror, shower and tiled walls. Great views from the balcony. Parking included. EWS-1 Mortgage buyers invited

## Price £240,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

With excellent transport links nearby, including easy access to Manchester city centre, this apartment is perfectly situated for those who wish to enjoy the best of urban living while still having a tranquil home to return to. This property is not just a place to live; it is a lifestyle choice that offers both convenience and comfort. Do not miss the opportunity to make this exceptional apartment your new home.

### Lounge

13'1" x 13'8"

Open plan lounge, laminate flooring, spot lighting, electrical heater, TV access points, access to the balcony

### Kitchen

10'5" x 7'6"

Range of wall and base units with complimentary kitchen worktop, integrated fridge/freezer, oven/hob, extractor fan and dishwasher.

### Bedroom One

7'5" x 10'11"

Fitted carpets, ceiling to floor UPVC window, electrical power sockets, electrical heater, spot lighting.

### Bathroom

6'6" x 8'4"

Part tiled bathroom, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting, fitted mirror, heated towel rail.

## Bedroom Two

11'10" x 10'9"

Fitted carpets, ceiling to floor UPVC window, electrical power sockets, electrical heater, spot lighting, access to the en-suite.

## En-Suite

7'2" x 9'7"

shower cubicle with shower attachment and mixer, part tiled, low level w.c, hand wash basin, extractor fan, spot lighting. heated towel rail.

## Additional Information

Annual Service Charge- £4,001.00

Ground Rent- £475.98 10 year review period.

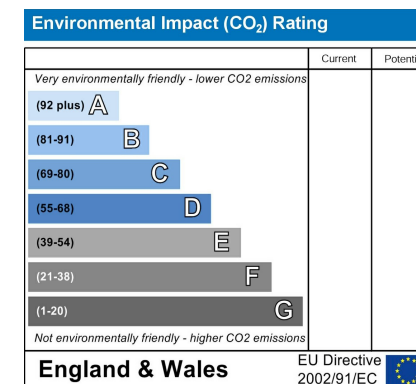
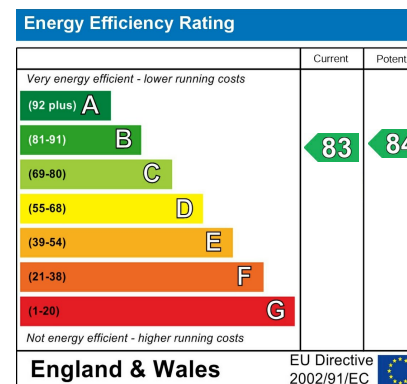
Leasehold- 150 years from 2005.

Council Tax Band- D

EPC - B

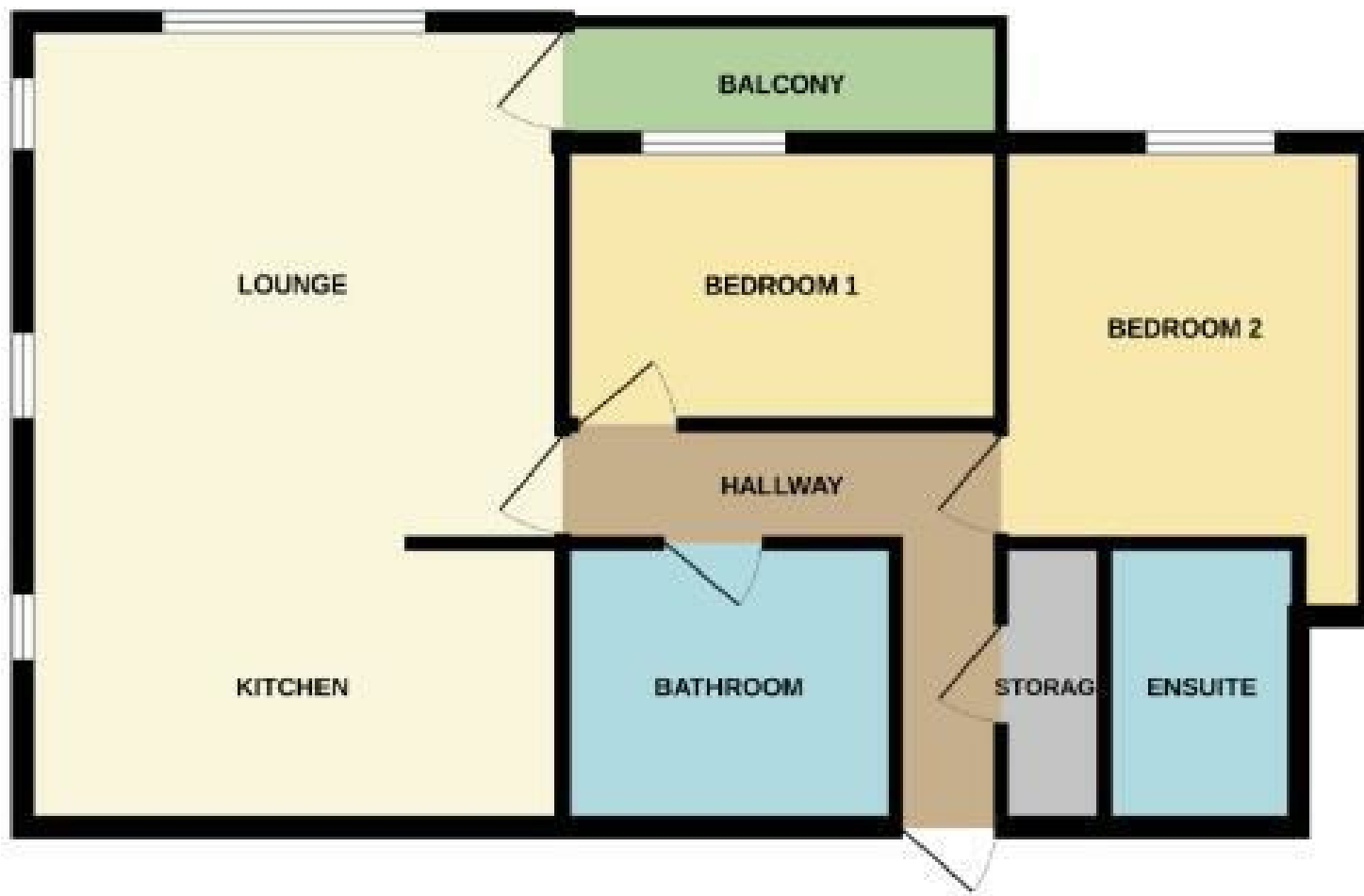
## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









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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)

