



The Quays,
£530,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

The Quays, Salford

£530,000

Exceptional apartment on the 13th floor of this prestigious waterfront development, Sovereign Point. The large living area enjoys floor-to-ceiling windows with south facing water views on one side and the other side leading directly onto the magnificent private roof terrace area which is over 1000 sqft in size. The terrace itself is open on three sides with stunning views over towards the City Center and the main bay of the Ship Canal. There are two double bedrooms both with en-suite bathrooms, the master also has access onto the terrace. This apartment is of a high specification throughout with air-conditioning built-in. The apartment benefits from secure parking spaces with the development car park. Located in the heart of Salford Quays within close proximity to the Lowry Shopping Centre and Theatre and Media City, as well as a number of Metrolink stops offering direct access into the City Centre. This property offers luxurious living at it's best. Don't miss out on this opportunity! Available to purchase with no vendor chain. EPC Grade D.

13TH FLOOR

ENTRANCE HALL

Spacious and welcoming entrance hall with carpet to the flooring. Two large wall mounted mirrors with glass shelf. Video entry phone. Wall mounted electric heater. Double door provide access to the living room. There is plenty of space for furniture as well and two double storage cupboards.

LIVING ROOM

7.30m x 5.90m (23'11" x 19'4")

Large and light living room with dual aspect windows providing amazing views with south facing water views on one side and the other side leading directly onto the magnificent private roof terrace. There is plenty of space for living and dining furniture. Carpet to the flooring. Air conditioning unit.

BALCONY

South facing decked balcony with glass panels giving uninterrupted views of the ship canal below and Old Trafford football stadium.

KITCHEN

3.70m x 3.10m (12'2" x 10'2")

A good size modern kitchen with wall and base units proving plenty of storage space. Integrated appliances include fridge, freezer, oven, microwave, washing machine, dish washer and hob with stainless steel extractor fan above. Stainless steel sink with mixer tap and drainer built into the work surface.

MASTER BEDROOM

5.30m x 4.00m (17'5" x 13'2")

Large and spacious master bedroom suite with access to the roof terrace, a window plus the glass door provide lots of light to the room. Built in 6 door wardrobe and matching dressing table. Carpet to the flooring. Air conditioning unit. Door to the en-suite:

EN-SUITE

3.10m x 2.10m (10'2" x 6'11")

Fitted with a walk in shower cubical, separate bath with mixer tap and vanity unit with built in WC and basin with storage cupboards and a large mirror above. Spotlights above the mirror. Heated towel rail. Tiled wall and floor.

BEDROOM TWO

3.80m x 3.30m (12'6" x 10'10")

A second double bedroom with south facing window with views of the water below. Carpet to the flooring. Air conditioning unit. Door to bathroom:

BATHROOM

3.80m x 3.30m (12'6" x 10'10")

With access from both the second bedroom plus the hall, the bathroom is fitted with a walk in shower cubical and with a vanity unit with built in WC and basin with storage cupboards and a large mirror above. Tiled wall and floor. Heated towel rail.

ROOF TERRACE

12.00m x 8.00m (39'4" x 26'3")

Private roof terrace with access from both the living room and master bedroom. The terrace is paved and with artificial grass in some places. With glass panels the terrace provide amazing views from three different sides.

ALLOCATED PARKING

The property benefits from parking spaces within the secure car park.

FLOOR PLAN

All Measurements

All Measurements are Approximate

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



For full EPC please contact the branch



Floor Plan

Total floor area 120.0 sq. m. (1,292 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com

