

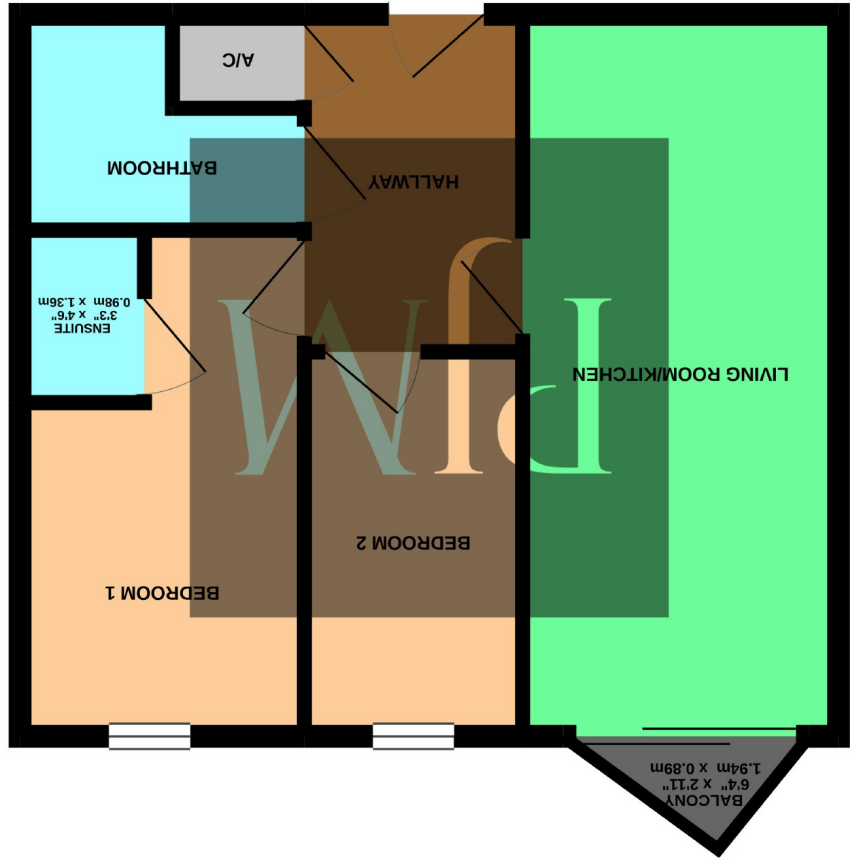
**PHILIP JAMES MANCHESTER**

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Energy Efficiency Rating	
Current	Potential
83	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
99	99



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.  
 What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other are approximate and no responsibility is taken for any error, omission, inaccuracy or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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**PHILIP JAMES MANCHESTER**

**16.08 NUMBER ONE, MEDIA CITY**  
**SALFORD QUAYS, SALFORD M50 2BB**



## ASKING PRICE £205,000

Philip James are pleased to present this stunning 16th floor apartment located in Number One in Media City. The ever popular development occupies a waterside location and has 24 hour site security. The development is in the heart of Media City surrounded by popular bars, restaurants and waterside walks. The apartment features from entrance hallway with a useful storage cupboard, a large open plan lounge/kitchen with ample space for dining and access to a Juliette balcony with spectacular views over The Quays. The kitchen includes an integrated fridge/freezer, dishwasher, electric oven, hob and extractor fan. There are two double bedrooms, the master bedroom including an en suite. The master bathroom includes an over bath shower, wash basin and W.C. This apartment has been furnished to a high standard and the apartments are a high spec finish. Viewing of this apartment is highly recommended. Tenanted until Jan 2022 at £800pcm. Cash Buyers only due to no EWS1.

710 gross sq ft  
Tax Band: D  
Leasehold  
Service Charge: £2372  
Rental: £800pcm

*"An amazing investment opportunity in Media City"*

