



## Labrador Quay, Salford Quays, Salford, Greater Manchester, M50 3YH

- Two Bedroom Apartment
- Ground Floor
- Two Double Bedrooms
- Spacious Living Area
- Separate Kitchen
- NO CHAIN

**Price £209,995 Leasehold**



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this two bedroom, ground floor apartment in Labrador Quays, Salford Quays. This riverside property briefly comprises; spacious living area, two double bedrooms, separate kitchen with appliances and family bathroom with shower over bath. The property also benefits from gas central heating and a gas hob. The property also boasts one secure allocated parking space. Labrador Quay is seconds away from Media City UK, the Lowry Theatre and a number of bars and local cinema. There is also easy access onto the M602 / M56 / M60 / M61.

The property also makes an excellent investment opportunity, Labrador Quay is located just seconds away from the heart of Media City and is one of the buildings we get a consistent flow of rental enquiries about. The property is currently occupied on a rolling monthly AST. Current rental valuation £1275 on a furnished basis.

Council Tax Band C - £1,967.57 - Salford City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Service Charge: £1728 per annum

Ground rent: £100 per annum

Leasehold: 215 years remaining (250 years from the 1st March 1989)

**Living Room 15'4" (4.67m) x 12'8" (3.86m)**  
Fitted carpet. Wall radiator.

**Kitchen 10'4" (3.15m) x 7'0" (2.13m)**  
Gas hob. Electric Oven. Cooker hood. Dishwasher. Fridge Freezer Freestanding.

**Bedroom 1 14'3" (4.34m) x 9'7" (2.92m)**  
Fitted carpet.

**Bedroom 2 9'10" (3m) x 7'7" (2.31m)**  
Fitted carpet.

**Bathroom 9'3" (2.82m) x 5'11" (1.8m)**  
3 piece bath suite, basin, toilet and bath, with shower over bath.

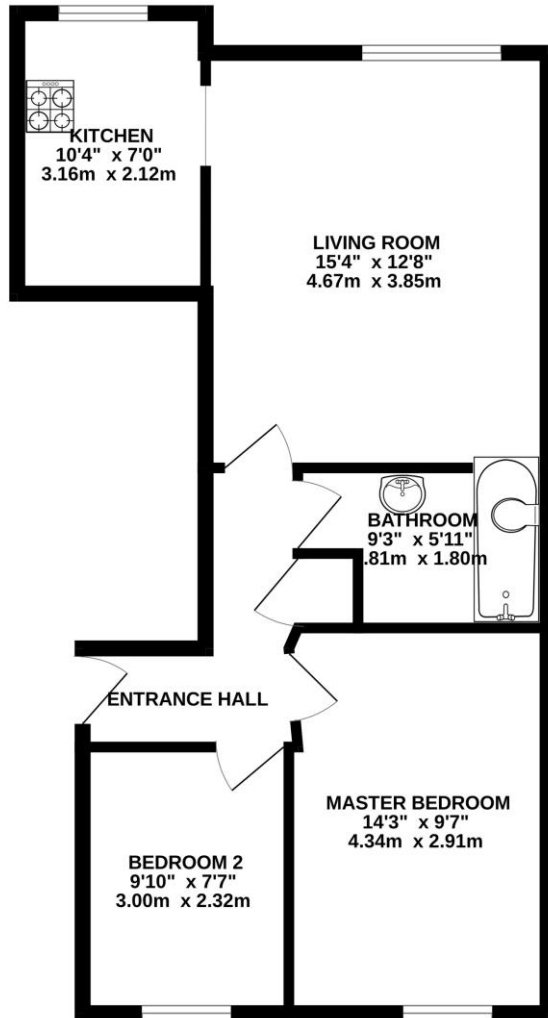
**Ground rent**  
£100

**Service Charge**  
£1,728



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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