



Furness Quay, Salford, M50

£195,000

Leasehold

Furness Quay, Salford, M50

Welcome to this beautiful one-bedroom apartment located on the 10th floor of a sought-after development in Furness Quay, Salford Quays. This modern property offers breathtaking, unobstructed views over Salford Quays and Manchester City Centre, combining stylish city living with comfort and convenience.

Step into the inviting entrance hall, which features a spacious double cupboard with plumbing and space for a washing machine. The open-plan living area is thoughtfully designed to maximize both space and natural light. The contemporary kitchen area is fully equipped with an induction hob, oven, fridge, freezer, and dishwasher, along with ample storage and workspace. There is plenty of room for a dining table and chairs, as well as comfortable living room furniture, making it the perfect space to relax or entertain. A Juliet balcony offers stunning, uninterrupted views of Manchester City Centre.

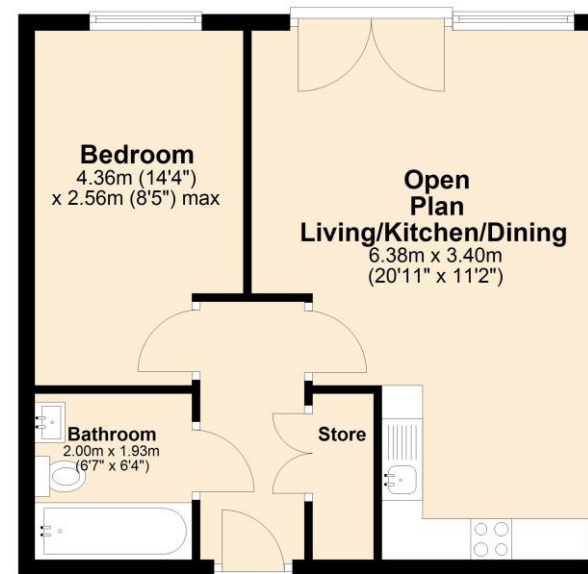
The generously sized double bedroom features a full-length window to the side, flooding the room with natural light. The sliding built-in wardrobes provide ample storage without compromising floor space. The modern bathroom is fitted with a stylish three-piece suite, comprising a bath with overhead shower, wash basin, and WC.

Residents of this fantastic development also have access to a communal roof terrace, offering a perfect spot to enjoy panoramic views and socialize with neighbours.

Conveniently located close to the Metrolink, this property provides easy access to Manchester City Centre and beyond, making it ideal for professionals and commuters.

Ground Floor

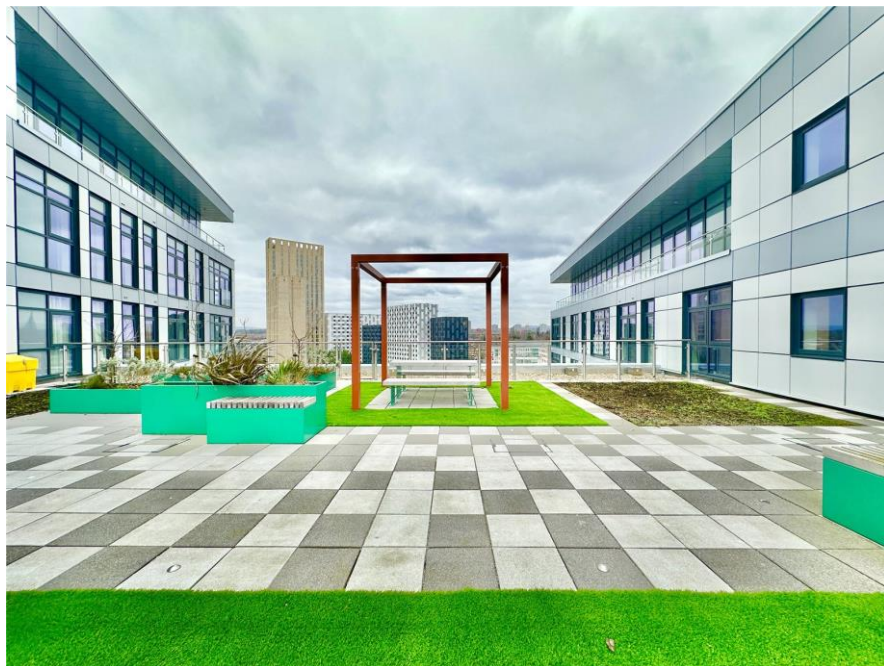
Approx. 44.0 sq. metres (473.5 sq. feet)




Total area: approx. 44.0 sq. metres (473.5 sq. feet)

- Leasehold
- 1/1/2017 – 25/12/3015
- £1,490 Service Charge
- EPC Grade B
- Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.