

Lawrence Copeland  
town & city centre



FOR SALE

Apartment 501 Millennium Tower, 250 The Quays, Salford Quays M50 3SA

PRICE: **£159,000** NO CHAIN

**EWS1 Certified.** Millennium Tower is a landmark development, built next to the Huron/Erie Basin at Salford Quays. The apartment is situated on the 5<sup>th</sup> floor and has a secure designated parking space, electric underfloor heating system, aluminium double glazing, intercom entry and the development has communal lifts. **Likely to appeal to first time buyer or investor, rental potential approx £1,100 pcm, gross yield 8.30%.** Impressive accommodation with water views, West facing.

## ACCOMMODATION

**Ground Floor – Communal Entrance Hall** with intercom entry bell system, staircase and lifts to all floors.

### **5<sup>th</sup> Floor Communal Landing – Apartment:-**

**Reception Entrance Hall** with front door, beech finish laminate flooring, electric underfloor heating, store cupboard, utility cupboard with plumbing facilities.

**Impressive Lounge/Dining Room/Kitchen (side)**, an irregular shaped room measuring 17 ft 6 on average (5.33m) x 12 ft 6 maximum to the living area (3.81m), narrowing to the Kitchen area with two side and front double glazed windows, aluminium double glazed French door to Balcony, beech finish laminate flooring, fold down double bed in enclosed cabinet.

**Kitchen Area** with fitted units with white high gloss doors and granite effect worktops incorporating a range of wall and base cupboards, integral fridge and freezer, integral dishwasher, stainless steel extractor hood, ceramic hob with electric under oven, metro style ceramic tile splashbacks, single drainer sink unit and electric underfloor heating.

**Integrated Balcony** measuring 11 ft 5 x 4 ft 6 (3.48m x 1.37m), west facing.

**One Double Bedroom** measuring 11 ft 4 x 10 ft 8 (3.45m x 3.25m) with electric underfloor heating, aluminium double glazed window.

**Luxury Refurbished Bathroom/WC combined** measuring 6 ft 9 x 6 ft 5 (2.06m x 1.96m) with high specification white Duravit suite with chrome fittings, comprising low level WC, wash hand basin, bath with glazed shower screen and over bath shower, part ceramic tiled walls, feature ceramic tiled floor, mirror, vanity plinth, shaver point, chrome ladder radiator.

### **Outside**

There is a secure car park with designated parking space.

### **Service Charge**

There is a service charge payable to the management company and further details are available on request from our office.

### **Directions**

Travelling from our office at Exchange Quay, turn right onto Trafford Road in the direction of the M602 motorway, Proceed along Trafford Road, turning left into Broadway and then left into The Quays where Millennium Tower can be found on the left hand side.

**Local Authority** is Salford City Council  
**Council Tax Band: C**

**To View** please telephone our office for an appointment.

**Note:** The condition of the system and/or appliances is not known.

### **Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### **Photographs**

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

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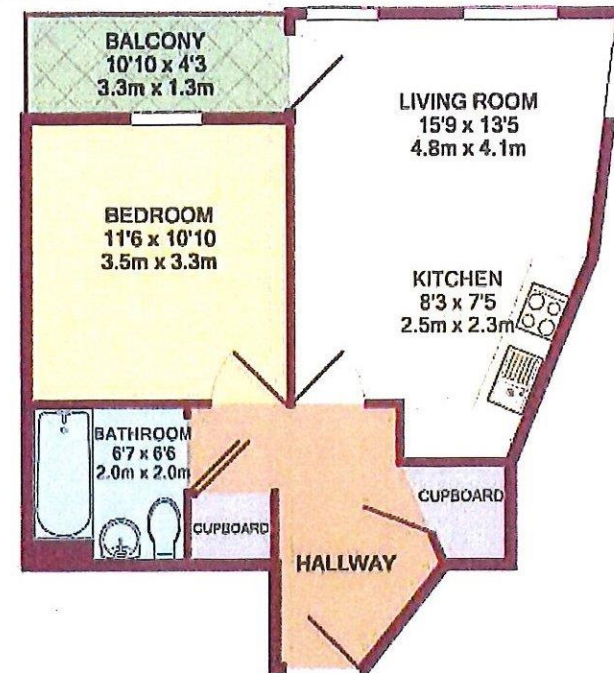




# ENERGY PERFORMANCE CERTIFICATE

# FLOOR PLAN

Master Floorplan Image



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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