



Lawrence Copeland  
town & city centre



FOR SALE



Apt 67 St Lawrence Quay, Salford Quays M50 3XT

PRICE: £230,000

Likely to appeal to owner occupier or property investor with a rental potential of approx. £1,000 pcm. This attractive, purpose built, apartment has an electric heating system, uPVC double glazing and intercom entry. The apartment is located on the 1<sup>st</sup>/top floor and has been refurbished in recent years including replacement windows, heating system, kitchen and bathroom fittings. The property has exclusive use of designated car port and there are resident and visitor parking bays around the development subject to availability and on street parking subject to permit.

## ACCOMMODATION

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

### Communal top/first floor landing, Apartment.

**Entrance Hall** with front door, laminate flooring, built in cloaks cupboard, access to loft.

**Attractive Lounge/Dining Room (front)** measuring 13 ft 7 x 12 ft 4 (4.4m x 3.76m) with uPVC double glazed window, wall heater, laminate flooring, uPVC double glazed French door to good sized **Balcony**, door to hall and archway to Kitchen.

**Refurbished Kitchen (mid)** measuring 12 ft 6 x 6 ft 4 (3.81m x 1.93m) with attractive fitted units with cream doors and oak effect worktops including a range of wall and base cupboards, extractor hood, ceramic hob and electric underoven, one and a half bowl Asterite sink unit, space and plumbing for dishwasher, integral wine rack, metro style ceramic tile splashbacks, oak finish slim breakfast bar, laminate flooring.

**Bedroom One (front)** measuring 12 ft 5 on average x 9 ft 7 (3.78m x 2.92m), irregular shaped room, with uPVC double glazed window, second feature uPVC double glazed window overlooking the balcony, wall heater.

**Bedroom Two/Study (side)** measuring 6 ft 9 x 6 ft 5 (2.06m x 1.96m) with uPVC double glazed window, wall heater.

**Refurbished Bathroom/WC combined (mid)** with built in utility cupboard with plumbing for washing machine, attractive white suite comprising low level WC, wash hand basin in vanity unit, bath with glazed shower screen and overbath shower, chrome ladder radiator, extractor fan, ceramic tiled floor, part ceramic tiled walls, low voltage spotlighting.

**Outside**, there is exclusive use of designated car port plus ample resident and visitor parking bays around the development subject to availability and on street parking subject to permit.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1<sup>st</sup> July 1987. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

### Service Charge

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

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

### Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road, at the third set of traffic lights, turn left into The Quays, turning right at the traffic lights onto a further continuation of The Quays. Turn second right into St Lawrence Quay where the property can be found.

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

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

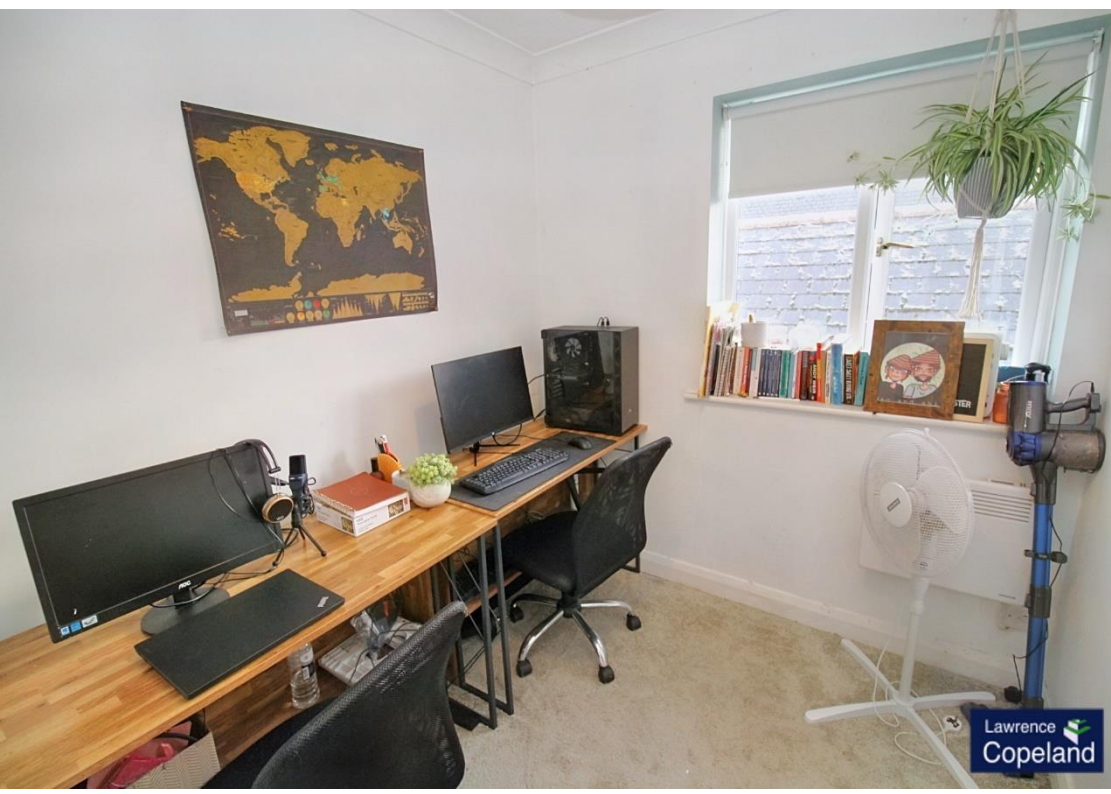
### Fixtures and Fittings

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.

**A1624**



# ENERGY PERFORMANCE CERTIFICATE

67, St. Lawrence Quay  
SALFORD  
M50 3XT

Energy rating  
**D**

Valid until  
21 July 2025

Certificate number  
8045-6323-5510-6979-2922

Property type	Top-floor flat
Total floor area	37 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 C
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# FLOOR PLAN

Approx Gross Internal Area  
49 sq m / 528 sq ft



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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