



Lawrence Copeland  
town & city centre



FOR SALE

Apt 2204 Number One Pink, Media City UK M50 2BB

PRICE: £250,000

**EWS1 Form Available.** Ideal for owner occupier or property investor. A stunning, top floor penthouse high specification apartment of approx. 645 sq ft in landmark development, Number One Pink Media City UK, with stunning panoramic views over Salford Quays and the City Centre skyline. The apartment has an electric heating system, double glazing, intercom entry and communal lifts.

## ACCOMMODATION

**Ground Floor – Communal Reception Entrance Hall** with staircase and communal lift to all floors.

### **Top/22<sup>nd</sup> floor communal landing – Apartment**

**Hallway** with laminate flooring and utility cupboard with space and plumbing for washer/dryer.

**Impressive feature Lounge/Dining Room/Kitchen** measuring 19 ft 4 x 14 ft 11 into recess with dark oak laminate flooring, feature windows and balcony doors to south facing Balcony featuring impressive views over Salford Quays and the City Centre.

**High specification Kitchen Area** with fitted units with white high gloss doors and slate effect worktops incorporating a range of wall and base cupboards, integral fridge and freezer, integral dishwasher, extractor hood, ceramic hob with electric under oven, one and a half bowl single drainer sink unit, ceramic tile splashbacks.

**Bedroom One** measuring 11 ft 1 x 10 ft 8, west facing, with aluminium double glazed window, door to Hall and door to Ensuite Shower Room.

**High specification Ensuite Shower Room/WC combined** with white suite with chrome fittings comprising low level WC, wall basin, vanity plinth with mirror, glazed double shower cubicle with shower, chrome ladder radiator, ceramic tiled walls and floor.

**Bedroom Two** measuring 9 ft 8 x 9 ft 5, west facing, with aluminium double glazed window.

**Luxury Master Bathroom/WC combined** with high specification white suite with chrome fittings comprising low level WC, wall basin, vanity cabinet, vanity plinth with mirror, bath with overbath shower, chrome ladder radiator, ceramic tiled walls and floor.

### **Tenure**

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 15<sup>th</sup> May 2012. 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: D**

### **Directions**

Travelling along Trafford Road in the direction of the M602 motorway, on coming to the traffic light junction with Broadway, turn left into Broadway, crossing over the roundabout onto a further continuation and eventually coming to the traffic lights, proceed straight across in the direction of Media City where Number One Pink 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.

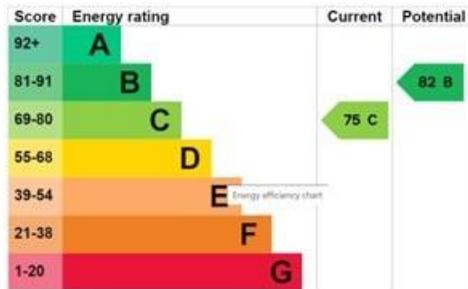
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# ENERGY PERFORMANCE CERTIFICATE

Apartment 2204 Number One Pink SALFORD M50 2BB	Energy rating <b>C</b>
Valid until 14 February 2034	Certificate number 1221-9421-0452-4005-0423

Property type	Top-floor flat
Total floor area	58 square metres



# EXTERNAL PHOTOGRAPHS



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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