

Lawrence Copeland
town & city centre



FOR SALE

Apt 125 NV Building, 98 The Quays, Salford Quays M50 3BD

PRICE: £240,000

ACCOMMODATION

Ground Floor – Communal Reception Entrance Hall with staircase and lifts to all floors.

Communal 8th Floor: Apartment

Reception Entrance Hall with front door, upright radiator, beech finish strip flooring, utility cupboard with space and plumbing for washing machine, electric wet central heating boiler store.

Impressive Lounge/Dining Room/Kitchen (side) measuring 23 ft 4 x 13 ft 7 maximum (7.13m x 4.17m) with full width and full height double glazed windows with patio door to substantial **Balcony** with water views, beech finish strip flooring, two low level radiators, upright radiator, low voltage spotlighting.

High specification refurbished Kitchen Area with attractive fitted units with white high gloss doors and granite worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, single drainer sink unit, extractor hood, metro style ceramic tile splashbacks, ceramic hob with electric underoven.

Bedroom One (rear) measuring 10 ft 10 x 10 ft 7 plus wardrobes (3.30m x 3.25m) with two double Ben de Lisi designed built in wardrobes with sliding doors, inset for TV display, upright radiator, beech finish strip flooring, double glazed window.

Bedroom Two (rear) measuring 10 ft 10 x 6 ft 6 (3.30m x 2.0m) with upright radiator, beech finish strip flooring, double glazed window.

Luxury Bathroom/WC combined (mid) measuring 7ft 4 x 6 ft 5 (2.23m x 1.95m) with high specification white suite with chrome fittings comprising low level WC, wash hand basin on beech vanity plinth, vanity mirror with mosaic ceramic tiled surround, vanity plinth, bath with glazed shower screen and overbath shower, ladder radiator, part ceramic tiled walls, ceramic tiled floor.

Outside, there is a secure perimeter car park with electronically operated gates and one designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1st January 2003 (229 years remaining). 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. On reaching the traffic light junction with Broadway, turn left into Broadway and then left at the roundabout into The Quays. Proceed along The Quays where NV Buildings can be found on the left hand side.

To View please telephone our office for an appointment.

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

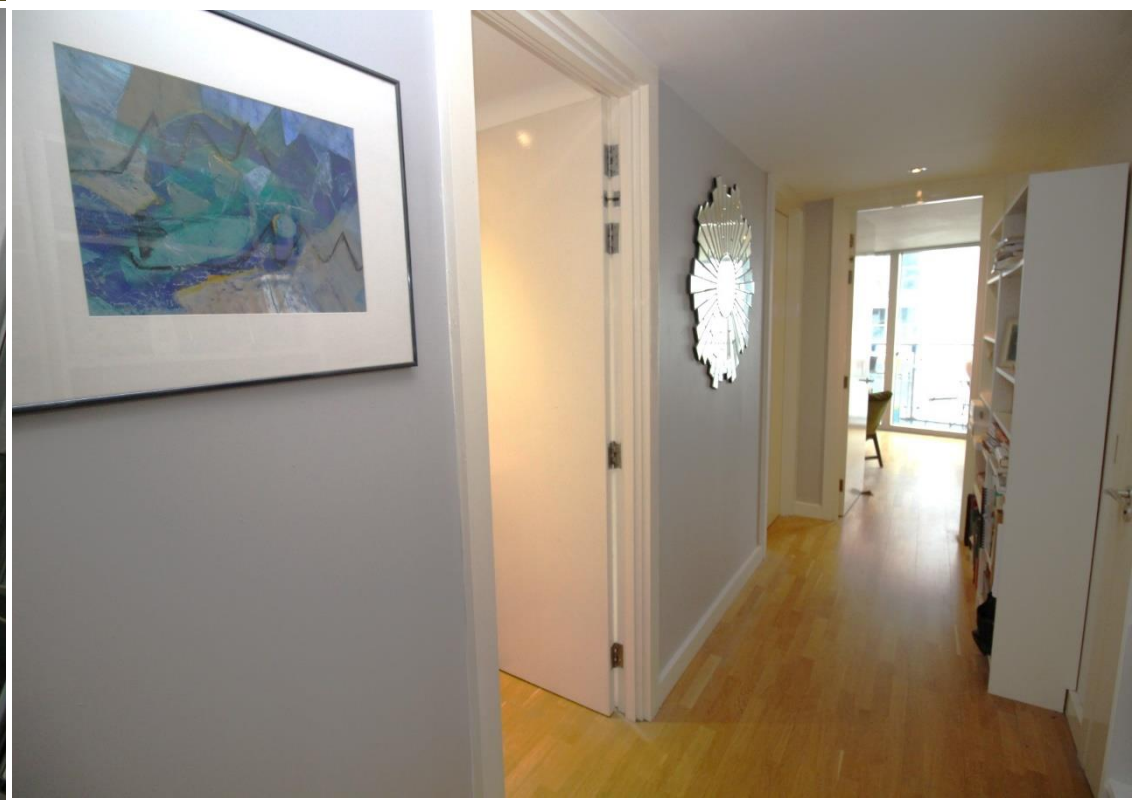
Fixtures and Fittings

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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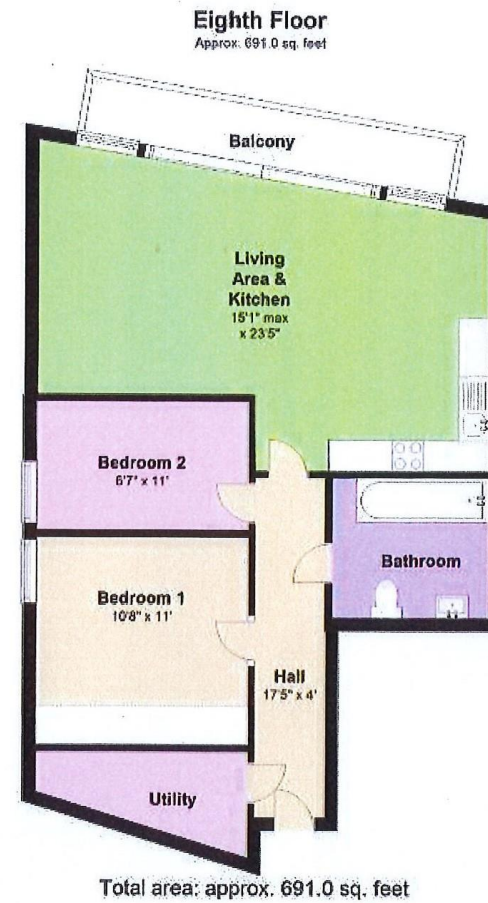
ENERGY PERFORMANCE CERTIFICATE

Apartment 125 N V Building 98 The Quays SALFORD M50 3BD	Energy rating C
Valid until 5 March 2034	Certificate number 0071-0200-4004-8686-7914

Property type	Mid-floor flat
Total floor area	59 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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