



Lawrence Copeland
town & city centre



FOR SALE

Apartment 107 NV Building, 98 The Quays, Salford Quays M50 3BD

PRICE: **£245,000** *some furniture & furnishings available by separate negotiation

EWS1 Certified. A truly stunning, beautifully presented, refurbished, high specification, 5th floor luxury apartment of approximately 688 sq ft in the central block of landmark development, NV Buildings. The apartment overlooks the waterfront of the Huron/Erie Basin and the Detroit Bridge and has an electric wet central heating system, double glazing, intercom entry and the development has communal lifts and a concierge. Outside there is a secure perimeter car park with electronically operated gates and one designated parking space with this particular apartment. Likely to appeal to owner occupier or property investor with a rental potential of £1,350 to £1,400 pcm. Superb accommodation. Immaculately presented.

ACCOMMODATION

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

Communal 5th Floor landing: Apartment.

Impressive Reception Entrance Hall with front door, beech finish strip flooring, upright radiator. **Utility Store** with electric wet central heating boiler system and space and plumbing for washing machine.

Beautifully presented Lounge/Dining Room/Kitchen (side) measuring 23 ft 4 x 13 ft 7 (7.13m x 4.17m), an impressive room with full width and full height double glazed windows and patio door to **Balcony**, beech finish strip flooring, feature wall, two low level radiators, upright radiator.

Superb, refurbished Kitchen Area with high specification fitted units with contemporary grey doors and sparkling granite worktops incorporating a range of wall and base cupboards, Franke stainless steel sink, metro style ceramic tile splashbacks, integral microwave, integral fridge/freezer, integral dishwasher, larder cupboard, extractor hood, ceramic hob and electric under oven, under pelmet lighting.

Impressive Balcony of substantial size with views overlooking the Huron/Erie Basin and the Detroit Bridge.

Bedroom One (side) measuring 10 ft 10 plus wardrobes x 10 ft 7 (3.30m x 3.25m) with Ben de Lisi designed built in wardrobes comprising two double wardrobes, inset for TV and recess for chest of drawers, double glazed window, beech finish strip flooring, upright radiator.

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

Luxury Master Bathroom/WC combined (mid) measuring 7 ft 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, bath with glazed shower screen and over bath shower, vanity plinth, feature mirror in mosaic tiled surround, chrome 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 with this particular apartment.

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 and proceed, turning left at the traffic light junction with Broadway. At the roundabout, bear left onto The Quays and continue 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.

D1624/D0924





ENERGY PERFORMANCE CERTIFICATE

Apartment 107 N V Building 98 The Quays SALFORD M50 3BD	Energy rating <div style="font-size: 2em; font-weight: bold; border: 2px solid black; padding: 5px; display: inline-block;">B</div>
Valid until 12 April 2034	Certificate number 0041-0200-4304-8188-7710

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	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.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

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