



Lawrence Copeland
town & city centre



FOR SALE

Apartment 101 The Bridge, 40 Dearmans Place, Manchester M3 5EW

PRICE: **£180,000** * furniture, furnishings & freestanding appliances available by separate negotiation

Awaiting EWS1 Certificate, all works to be funded by Persimmon Homes, mortgage and cash buyers welcome. Superb location adjacent to the Lowry Hotel and the River Irwell in landmark development, The Bridge. A luxury, extensive, purpose built, 1st floor apartment of approx. 602 sq. ft. with electric heating system, video entry, double glazing, communal lift. Ideal for owner occupier or property investor. Presently let on AST until 9th June 24 at £1,100 pcm.

ACCOMMODATION

L shaped Entrance Hall with mahogany finish strip flooring, utility cupboard with plumbing facilities.

Extensive Lounge/Dining Room/Kitchen measuring 18 ft 11 x 17 ft 1 (5.78m x 5.21m) with French door to Balcony, mahogany finish strip flooring.

High specification Fitted Kitchen Area with attractive fitted units with white doors and slate effect worktops incorporating stainless steel extractor hood, ceramic hob with electric underoven, integral dishwasher, recess for fridge/freezer, under pelmet lighting, feature mural to one wall.

One Double Bedroom measuring 15 ft 11 into wardrobes x 10 ft 5 (4.84m x 3.17m) with built in wardrobes, two double glazed windows, wall light, carpeting.

Luxurious Bathroom/WC combined with high specification white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and overbath shower, marble tiled floor and walls, chrome heated towel rail.

Tenure

We are advised by the vendor the property is believed to be long leasehold residue of 150 years from 18/03/1997. 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

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.

F2724/D1124



ENERGY PERFORMANCE CERTIFICATE

101 The Bridge
40, Dearmans Place
SALFORD
M13 5EW

Energy rating

C

Valid until
17 September 2028

Certificate number
9488-7064-6281-5648-7904

Property type	Mid-floor flat
Total floor area	61 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



2nd - 10th Floor Layout

- Apartment 01** (802 sq ft)
Kitchen/Living: 3760 x 4210 (1811" x 171")
Bed 1: 4840 x 3170 (1511" x 103")
- Apartment 02** (877 sq ft)
Kitchen/Living: 5970 x 5090 (197" x 163")
Bed 1: 3530 x 3920 (1511" x 103")
- Apartment 03** (716 sq ft)
Kitchen/Living: 3370 x 7770 (111" x 255")
Bed 1: 3230 x 4360 (911" x 144")
Bed 2: 2650 x 4360 (810" x 144")
- Apartment 04** (716 sq ft)
Kitchen/Living: 3450 x 7770 (113" x 255")
Bed 1: 3240 x 4360 (100" x 144")
Bed 2: 2600 x 4360 (87" x 144")
- Apartment 05** (776 sq ft)
Kitchen/Living: 3420 x 7770 (113" x 255")
Bed 1: 3040 x 4810 (100" x 152")
Bed 2: 2600 x 4330 (87" x 142")
- Apartment 06** (811 sq ft)
Kitchen/Living: 6150 x 4890 (202" x 160")
Bed 1: 3930 x 4400 (1211" x 145")
Bed 2: 2760 x 3300 (82" x 1011")
- Apartment 07** (814 sq ft)
Kitchen/Living: 5450 x 7770 (1711" x 255")
Bed 1: 3560 x 5790 (1211" x 191")
Bed 2: 2240 x 4630 (74" x 152")



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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