



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 703 The Bridge, 40 Dearmans Place, Manchester M3 5EW

PRICE: **£280,000** \* 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 overlooking the River Irwell to the rear in landmark development, The Bridge. Ideal for owner occupier or property investor. Superb, luxury, extensive, purpose built, 7<sup>th</sup> floor apartment of approx. 776 sq. ft. including one secure designated parking space, electric heating system, video entry, double glazing, communal lift. Presently let on AST until 21<sup>st</sup> August 24 at £1,600 pcm.

## ACCOMMODATION

**Reception Entrance Hall** with mahogany finish strip flooring, utility cupboard with plumbing facilities.

**Substantial Lounge/Dining Room/Kitchen** measuring 25 ft 6 x 11 ft 1 (7.77m x 3.38m) with patio door to Balcony with superb views overlooking the River Irwell, wall light points, mahogany finish strip flooring.

**High specification Fitted Kitchen Area** with attractive fitted units with white doors and slate effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with electric underoven, integral dishwasher, recess for fridge/freezer, under pelmet lighting, breakfast bar divider.

**Bedroom One** measuring 14 ft 4 into wardrobes x 9 ft 11 (4.36m x 3.03m) with carpeting and door to luxurious **Ensuite Shower Room/WC combined** with low level WC, wall basin, separate shower cubicle, marble tiled walls and floor, chrome heated towel rail.

**Bedroom Two** measuring 14 ft 4 x 8 ft 10 (4.36m x 2.68m).

**Luxurious Master 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.

**Outside**, secure designated parking space.

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

**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.

I2424/F2724/D1124











# ENERGY PERFORMANCE CERTIFICATE

703 The Bridge 40 Dearmans Place SALFORD M3 5EW	Energy rating 
Valid until 19 September 2031	Certificate number 3509-4721-8000-1846-0296

Property type	Mid-floor flat
Total floor area	39 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



*NB. Window positions on 'odd' numbered floors are in slightly different positions. See sales staff for details.*

## 2nd - 10th Floor Layout

- Apartment 01** (802 sq ft)  
Kitchen/Living: 3760 x 4210 (121'1" x 13'7")  
Bed 1: 4840 x 3170 (15'11" x 10'3")
- Apartment 02** (877 sq ft)  
Kitchen/Living: 5970 x 5090 (19'7" x 16'6")  
Bed 1: 3530 x 3920 (11'7" x 12'8")
- Apartment 03** (716 sq ft)  
Kitchen/Living: 3370 x 7770 (11'1" x 25'6")  
Bed 1: 3030 x 4360 (9'11" x 14'4")  
Bed 2: 2650 x 4360 (8'10" x 14'4")
- Apartment 04** (716 sq ft)  
Kitchen/Living: 3450 x 7770 (11'3" x 25'6")  
Bed 1: 3030 x 4360 (9'11" x 14'4")  
Bed 2: 2600 x 4360 (8'7" x 14'4")
- Apartment 05** (776 sq ft)  
Kitchen/Living: 3420 x 7770 (11'3" x 25'6")  
Bed 1: 3040 x 4810 (10'0" x 15'7")  
Bed 2: 2600 x 4330 (8'7" x 14'2")
- Apartment 06** (811 sq ft)  
Kitchen/Living: 6150 x 4990 (20'2" x 16'0")  
Bed 1: 3930 x 4400 (12'11" x 14'5")  
Bed 2: 2760 x 3300 (9'1" x 10'11")
- Apartment 07** (814 sq ft)  
Kitchen/Living: 5450 x 7770 (17'11" x 25'6")  
Bed 1: 3690 x 5790 (12'11" x 19'0")  
Bed 2: 2240 x 4630 (7'4" x 15'2")



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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