

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 21st 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 **Local Authority** is Salford City Council 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.

**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.

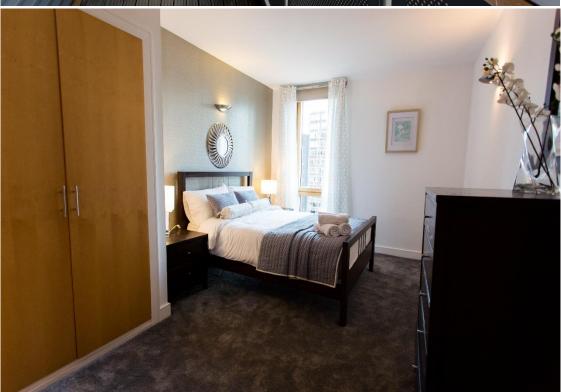
## **Photographs**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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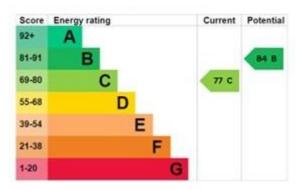




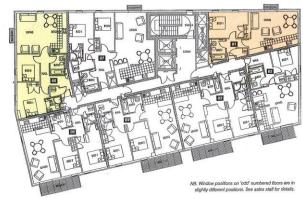


# ENERGY PERFORMANCE CERTIFICATE





## **FLOOR PLAN**



#### 2nd - 10th Floor Layout

Apartment 01 (sez eqt)
Kitchewit.lving
1970 x 2510 (1011\* x 171\*)
But 1
1980 x 1510 (1011\* x 171\*)
But 1
1980 x 1510 (1011\* x 171\*)
But 1
1980 x 1510 (1011\* x 162\*)
But 1
1990 x 4510 (1011\* x 162\*)

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.

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