



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 1708 The Heart, Blue, Media City UK M50 2TH

PRICE: **£269,950** \* furniture, furnishings & freestanding appliances available by separate negotiation

**EWS1 Certified.** Dynamic location overlooking Media City Plaza with panoramic views, an attractively presented, luxury, high specification, 17<sup>th</sup> floor apartment of approximately 797 sq. ft. with electric heating system, aluminium double glazing, intercom entry, communal lifts. The property is presently let on a fixed AST from 12<sup>th</sup> April 2024 for 6 months at £1,400 pcm. Available to investors or owner occupiers. Fabulous location. Impressive accommodation.

## ACCOMMODATION

**Ground Floor: Communal Reception Entrance Hall** with staircase and communal lifts to all floors.

### Communal 17<sup>th</sup> Floor landing: Apartment

**Impressive Reception Entrance Hall** with front door, walnut finish laminate flooring, utility cupboard with space and plumbing for washer/dryer.

**Superb Lounge/Dining Room/Kitchen (side)** measuring 19 ft 1 x 14 ft 1 (5.82m x 4.29m), occupying a corner position with walnut finish strip flooring, two double glazed windows and patio door to **Integral Balcony** with panoramic views, Southerly facing.

**High specification Kitchen Area** with attractive fitted units with cream high gloss doors and feature worktops incorporating a range of wall and base cupboards, integral fridge/freezer, extractor hood, ceramic hob with electric under oven, integral dishwasher, one and a half bowl single drainer sink unit, ceramic tile splashbacks, under pelmet lighting.

**Bedroom One (side)** measuring 10 ft 8 on average x 8 ft 8 (3.25m x 2.64m) with double glazed window with panoramic views and door to luxurious Ensuite Shower Room/WC combined.

**Luxury Ensuite Shower Room/WC combined** with auto lighting, high specification white suite with chrome fittings comprising low level WC, wall basin, glazed shower screen to double shower cubicle, chrome ladder radiator, vanity plinth, mirrored vanity cabinet, ceramic tiled walls and floor.

**Bedroom Two (side)** measuring 10 ft 4 on average x 10 ft 8 on average (3.15m x 3.25m), irregular shaped room, with feature curved outer wall, two double glazed windows.

**Bedroom Three/Study** measuring 10 ft 4 x 6 ft 1 (3.15m x 1.85m) with double glazed window.

**Luxury Master Bathroom/WC combined** with auto lighting, high specification white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, vanity plinth, mirrored vanity cabinet, chrome ladder radiator, ceramic tiled floor and walls.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 11<sup>th</sup> October 2010 (236 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: D**

### Directions

Travelling along Trafford Road in the direction of the M602 motorway, turn left at the traffic light junction with Broadway, crossing over the roundabout onto a further continuation of Broadway and on coming to the traffic lights proceed straight across in the direction of Media City where the Heart can be found.

**To View** please telephone our office for an appointment.

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

### Fixtures and Fittings

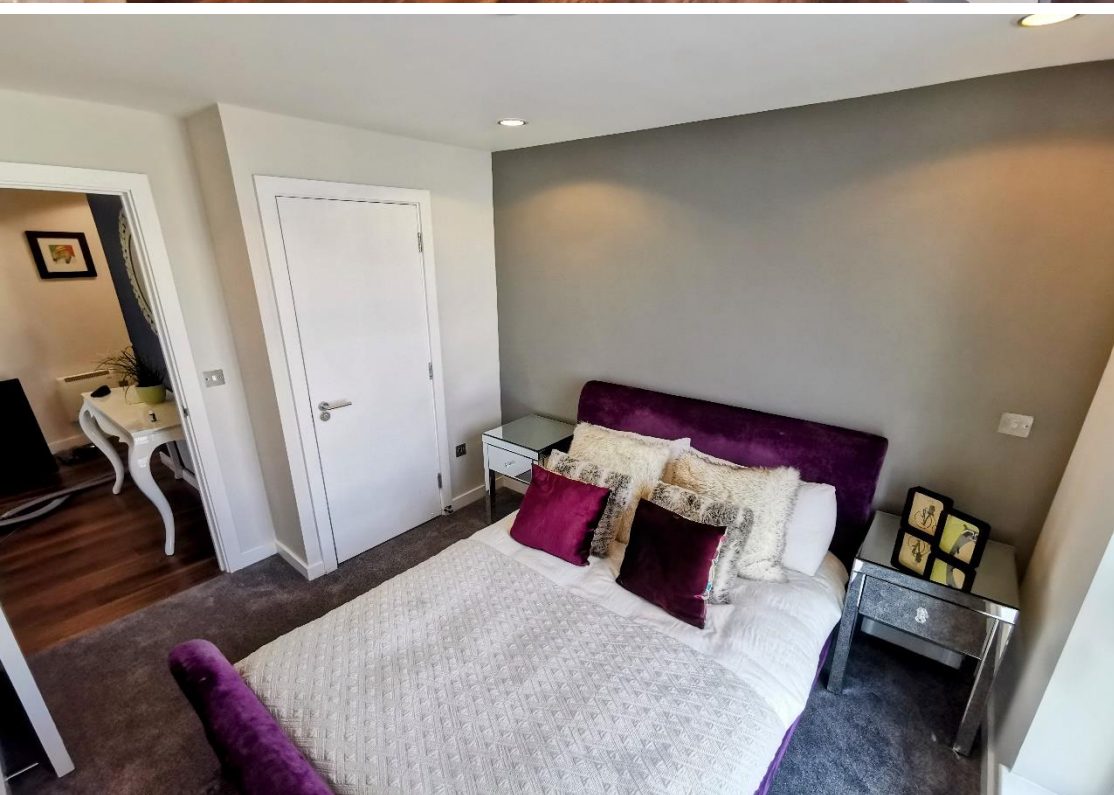
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### 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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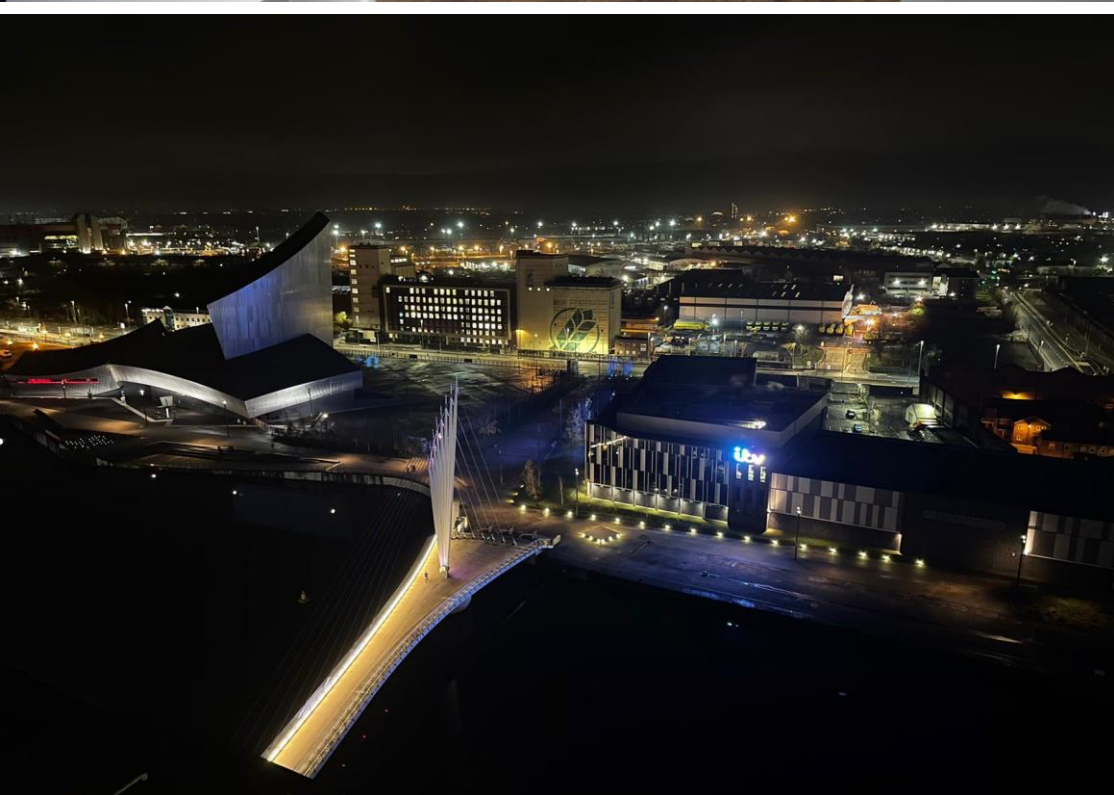














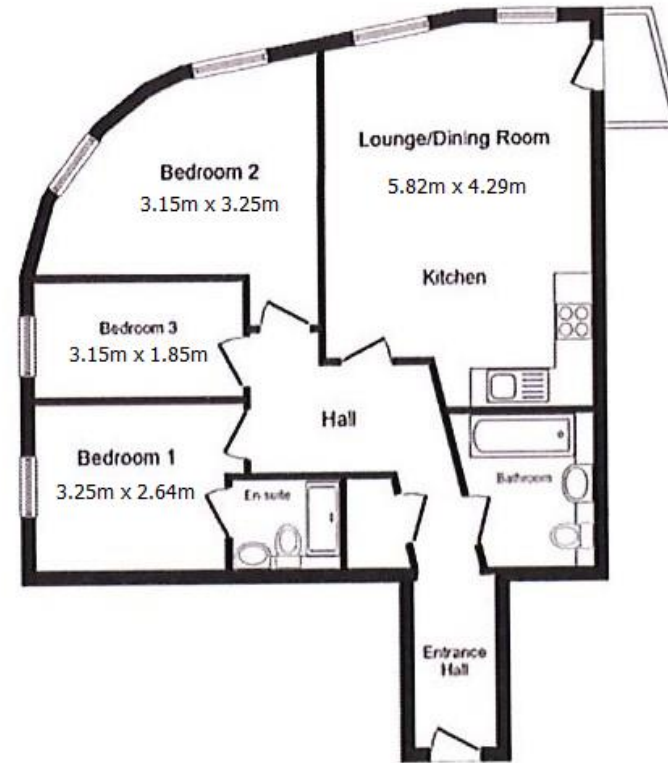
# ENERGY PERFORMANCE CERTIFICATE

Apartment 1708 The Heart Blue SALFORD M50 2TH		Energy rating <b>C</b>
Valid until <b>26 June 2032</b>	Certificate number <b>0350-2393-2160-2722-2755</b>	

Property type	Mid-floor flat
Total floor area	70 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>79 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# 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](mailto:reception@lawrencecopeland.com)

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