



**Lawrence Copeland**  
town & city centre



**FOR SALE**

**Apartment 50 NV Building, 96 The Quays, Salford Quays M50 3BB**

**PRICE: £195,000 NO CHAIN** \*furniture, furnishings & freestanding appliances available by separate negotiation

**EWS1 Certified, A1 rating. No Chain.** A superbly appointed, luxury, high specification apartment in landmark development, NV Building by Countryside Properties. Perched on the 9<sup>th</sup> floor overlooking the waterfront of the Huron/Erie Basin and the Detroit Bridge. The property is likely to appeal to first time buyers, owner occupier or property investor with a rental potential of £1,250 pcm. Attractive accommodation of approximately 534 sq ft with an electric wet central heating system, double glazing, intercom entry, 24 hour concierge, communal lifts and one secure designated parking space. Outstanding accommodation. View now to avoid disappointment.

## ACCOMMODATION

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

### Communal 9<sup>th</sup> floor landing: Apartment

**L shaped Reception Entrance Hall** with front door, beech finish strip flooring, upright radiator, utility cupboard with plumbing facilities and boiler system.

**Superbly presented Lounge/Dining Room/Kitchen (side)** measuring 22 ft 1 x 11 ft 7 (6.73m x 3.54m) with beech finish strip flooring, contemporary décor, two low level radiators, one upright radiator, full width and height window with patio door to Balcony.

**High specification Kitchen Area** by Neville Johnson with attractive fitted units with white fronted doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob, combination microwave oven, integral fridge and freezer, integral dishwasher, breakfast bar divider, one and a half bowl sink unit, ceramic tiled splashbacks, under pelmet lighting.

**Extensive decked Balcony** measuring 16 ft 5 x 5 ft 10 (5.0m x 1.80m) with glazed and aluminium balustrade and great views overlooking the waterfront of the Huron/Erie Basin.

**One Double Bedroom (side)** measuring 12 ft 7 x 9 ft 9 (3.84m x 3.0m) with Ben de Lisi designed built in wardrobes with inset display with TV point, beech finish strip flooring, upright radiator, French door to Balcony.

**Luxury Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, wash hand basin on vanity plinth, double shower cubicle with glazed shower door and monsoon shower head, vanity shelf, feature mirror with mosaic ceramic tiled surround, part tiled walls, ceramic tiled floor, heated towel rail.

**Outside**, there is a secure perimeter car park with electronically operated gates and designated parking space.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1<sup>st</sup> January 2003 (228 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. Turn left into Broadway and at the roundabout take the exit into The Quays where NV Building 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.

E2824











## ENERGY PERFORMANCE CERTIFICATE

Apartment 50 NV Building 96 The Quays SALFORD M50 3BB		Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">C</div>
Valid until <b>18 January 2033</b>	Certificate number <b>7907-8829-5700-0493-8296</b>	

**Property type** Mid-floor flat  
**Total floor area** 50 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



### TYPEONEB

LIVING ROOM/KITCHEN	3.54M x 6.73M	11'7" x 22'1"
BEDROOM	3.84M x 3.00M	12'7" x 9'9"
BATHROOM	2.65M x 1.65M	8'8" x 5'5"
BALCONY	5.00M x 1.80M	16'5" x 5'10"



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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