



Lawrence Copeland
town & city centre



FOR SALE

Apartment 52 St Lawrence Quay, Salford Quays M50 3XT

PRICE: **£264,995** *furniture, furnishings & freestanding appliances available by separate negotiation

Overlooking the waterfront of Mariners Canal and the Huron/Erie Basin and occupying possibly one of the best positions on St Lawrence Quay, this impressive, refurbished, purpose built, 2nd/top floor apartment has an electric heating system, uPVC double glazing, intercom entry bell system. Likely to appeal to owner occupiers or property investors and is presently let on rolling statutory periodic tenancy at £1,250 pcm. Outside there are attractive communal landscaped gardens around the development and exclusive use of one designated undercroft parking space. Internal inspection recommended.

ACCOMMODATION

Ground Floor: Communal Entrance Hall with intercom entry bell system, staircase to all floors.

Communal Top/2nd Floor landing: Apartment

Entrance Vestibule with front door and inner front door.

Hall with storage heater and access to loft with ladder.

Extensive Lounge/Dining Room (rear), west facing, measuring 15 ft 6 x 13 ft 11 (4.72m x 4.24m) with uPVC double glazed French door to Balcony with views overlooking the Huron/Erie basin and the waterfront of Mariners Canal, two storage heaters, door to Hall, double doors to Kitchen.

Attractive refurbished Kitchen (front) measuring 11 ft x 9 ft 2 (3.35m x 2.79m) with uPVC double glazed feature window with deep sill, stainless steel extractor hood, ceramic hob with electric under oven, attractive fitted units with grey finish doors, stainless steel handles and stone effect worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, integral dishwasher, ceramic tiled splashbacks, one and a half bowl single drainer sink unit, extractor fan, recess for fridge/freezer and double entertaining doors to the Lounge/Dining Room.

Bedroom One (rear) measuring 11 ft 6 x 10 ft 9 (3.51m x 3.28m) with uPVC double glazed window with views overlooking the waterfront of Mariners Canal and the Huron/Erie basin, storage heater.

Bedroom Two (front) measuring 10 ft 4 x 9 ft 1 (3.20m x 2.77m) with uPVC double glazed window and electric heater.

Luxury Refurbished Bathroom/WC combined (front) with high specification white designer suite with chrome fittings comprising D shaped bath with glazed shower screen and over bath shower, low level WC with concealed cistern, wash hand basin in vanity unit, ceramic tiled floor, part tiled walls, extractor fan, built in airing cupboard with hot water cylinder, uPVC double glazed window.

Outside, there are attractive communal landscaped gardens and there is exclusive use of a designated undercroft parking space plus ample visitor parking bays subject to availability and on street parking subject to permit.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st July 1987. 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 and turn left at the traffic light junction with The Quays, turn right at the next set of traffic lights onto a further continuation of The Quays and then turn second right into St Lawrence Quay.

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.

F1924





ENERGY PERFORMANCE CERTIFICATE

52, St. Lawrence Quay
SALFORD
M50 3XT

Energy rating
C

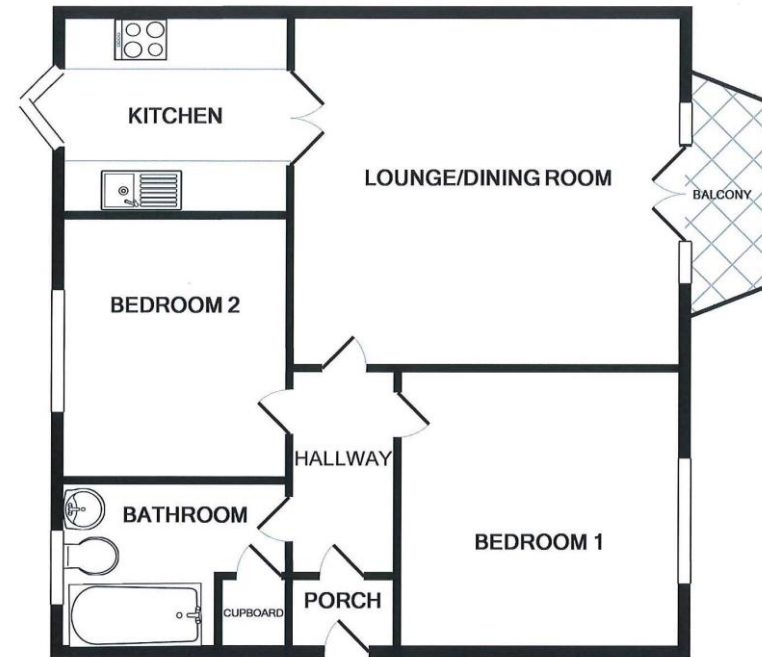
Valid until
28 May 2026

Certificate number
0947-2858-7555-9026-4305

Property type: Top-floor flat
Total floor area: 63 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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