



Lawrence Copeland
town & city centre



FOR SALE

Apartment 189 NV Building, 100 The Quays, Salford Quays M50 3BE

PRICE: **£225,000**

EWS1 Certified, A1 rating. Ideal for owner occupier or property investor with a rental potential of £1,250 to £1,350 pcm. A brightly appointed, purpose built, 5th floor apartment of approximately 688 sq ft in landmark development NV Building. A particular feature of the property is its great views overlooking the Detroit Bridge and the Huron/Erie Basin. The apartment has an electric wet central heating system, double glazing, concierge, communal lifts and one secure designated parking space. Internal inspection recommended.

ACCOMMODATION

Ground Floor – Grand Communal Reception Entrance Hall with staircase and communal lifts and concierge.

Communal 5th Floor landing: Apartment

Impressive Reception Entrance Hall with front door, beech finish strip flooring, upright radiator, utility store with plumbing facilities, boiler system.

Substantial Lounge/Dining Room/Kitchen (side) measuring 23 ft 4 (7.13m) x 13 ft 7 (4.17m) with full width floor to ceiling double glazed windows with patio door to substantial **Balcony** with views overlooking the Detroit Bridge and Huron/Erie Basin, beech finish strip flooring, two low level radiators, upright radiator.

High Specification Kitchen Area with attractive units with white doors and slate effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, ceramic hob, combination microwave oven, extractor hood, ceramic tile splashbacks, single drainer sink unit, under pelmet lighting.

Bedroom One (rear) measuring 10 ft 10 (3.30m) x 10 ft 7 (3.25m) with beech finish strip flooring, Ben de Lisi designed built in wardrobes, inset vanity plinth/TV display area, tall double glazed window, upright radiator.

Bedroom Two (rear) measuring 10 ft 10 (3.30m) x 6 ft 6 (2.00m) with beech finish strip flooring, double glazed window, upright radiator.

Luxury Bathroom/WC combined (mid) with high specification white suite with chrome fittings comprising low level WC, wash hand basin on raised vanity plinth, ladder radiator, bath with glazed shower screen and over bath shower, vanity plinth, mirror with mosaic ceramic tiled surround, part tiled walls, ceramic tiled floor.

Outside, there is a secure perimeter car park with one 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 1st 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 on Exchange Quay turn right onto Trafford Road and proceed for approximately a quarter of a mile eventually turning left at the traffic light junction into Broadway then left onto The Quays following the road round 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.

B1825/B1325/H1424



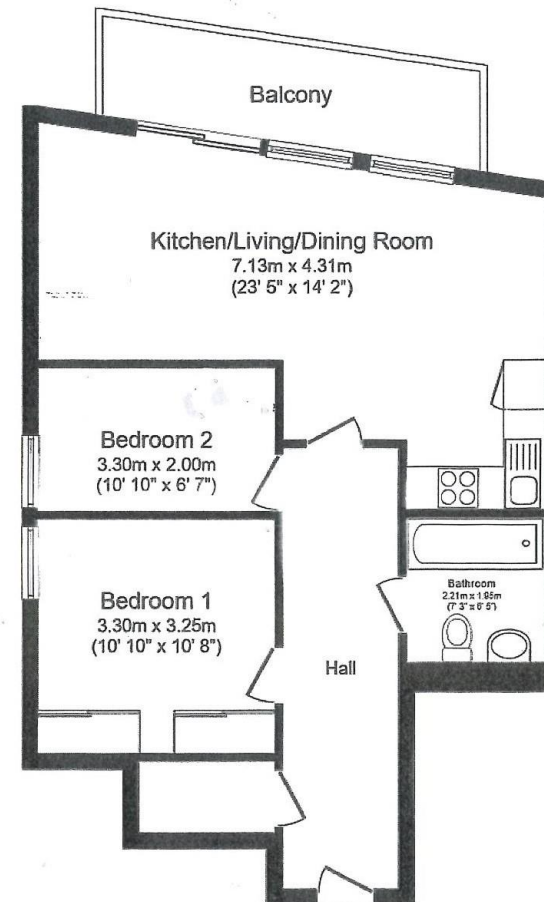


ENERGY PERFORMANCE CERTIFICATE

Apartment 189 N V Building 100 The Quays SALFORD M50 3BE		Energy rating B
Valid until 16 February 2035	Certificate number 2081-2282-4050-6701-4091	
Property type	Mid-floor flat	
Total floor area	62 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	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.

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