

Lawrence Copeland  
town & city centre



FOR SALE

Apartment 807 Imperial Point, The Quays, Salford Quays M50 3RB

PRICE: **£310,000**

**Mortgage buyers welcome, awaiting EWS1 certificate, all cladding works covered by the Building Safety Fund.** Perched on the 8th floor of landmark development Imperial Point, this beautifully presented, refurbished, high specification, luxury apartment is approximately 858 sq. ft. with an electric heating system, uPVC double glazing, video intercom entry bell system, the development has communal lifts and a concierge. The views from this apartment are particularly impressive overlooking Media City and beyond. Exclusive use of designated parking space in basement car park. Ideal for owner occupiers or property investor with a rental potential of approximately £1,400 pcm.

## ACCOMMODATION

**Ground Floor: Grand Communal Reception Entrance Hall** with communal seating, concierge, stairs and communal lifts to all floors including basement car park and a heavy duty goods lift.

### Communal 8th floor landing, apartment.

**Reception Entrance Hall** with front door, beech laminate flooring, built in mirrored cloaks cupboard, airing cupboard, wall heater, double entertaining doors to Lounge/Dining Room.

**Impressive Lounge/Dining Room (side)** measuring 25 ft 1 x 12 ft 4 (7.65m x 3.76m) with uPVC double glazed sliding patio doors to **Balcony** with panoramic views over Media City, beech laminate flooring, low voltage spot lighting, two wall heaters, divider/breakfast bar to Kitchen Area.

**Refurbished Kitchen (mid)** measuring 12 ft 2 x 7 ft 3 (3.71m x 2.21m) with high specification fitted units with attractive high gloss doors and sparkling granite effect worktops and splashbacks incorporating a range of wall and base cupboards, integral dishwasher, integral washer/dryer, integral fridge, integral freezer, stainless steel extractor hood, electric hob with electric under oven, sink unit, under pelmet lighting, beech finish laminate flooring.

**Bedroom One (side)** measuring 14 ft x 10 ft 2 (4.27m x 3.10m) with uPVC double glazed window with panoramic views, low voltage spotlighting, wall heater and door to Ensuite Shower Room.

**Luxury Ensuite Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, glazed shower door to double shower cubicle with shower, wash hand basin in vanity unit, ceramic tiled walls, ceramic tiled floor with electric underfloor heating.

**Bedroom Two (side)** measuring 11 ft 10 x 9 ft 7 (3.61m x 2.92m) with uPVC double glazed window with panoramic views, wall heater, low voltage spotlighting.

**Luxury Master Bathroom/WC combined (mid)** with high specification white suite with chrome fittings comprising low level WC, bath with over bath shower, wall basin, mirror, ceramic tiled walls, heated towel rail, low voltage spotlighting, ceramic tiled floor with electric underfloor heating.

**There is a secure basement car park with exclusive use of designated parking space.**

**NOTE:** Imperial Point has a connecting door to the Virgin Active leisure complex with swimming pool and gymnasium. Any prospective purchaser must make their own enquiries with regard to the relevant subscription.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 01/01/2001 (101 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 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 traffic lights onto a further continuation of The Quays. Proceed to the mini roundabout where Imperial Point can be found beyond Sovereign Point.

**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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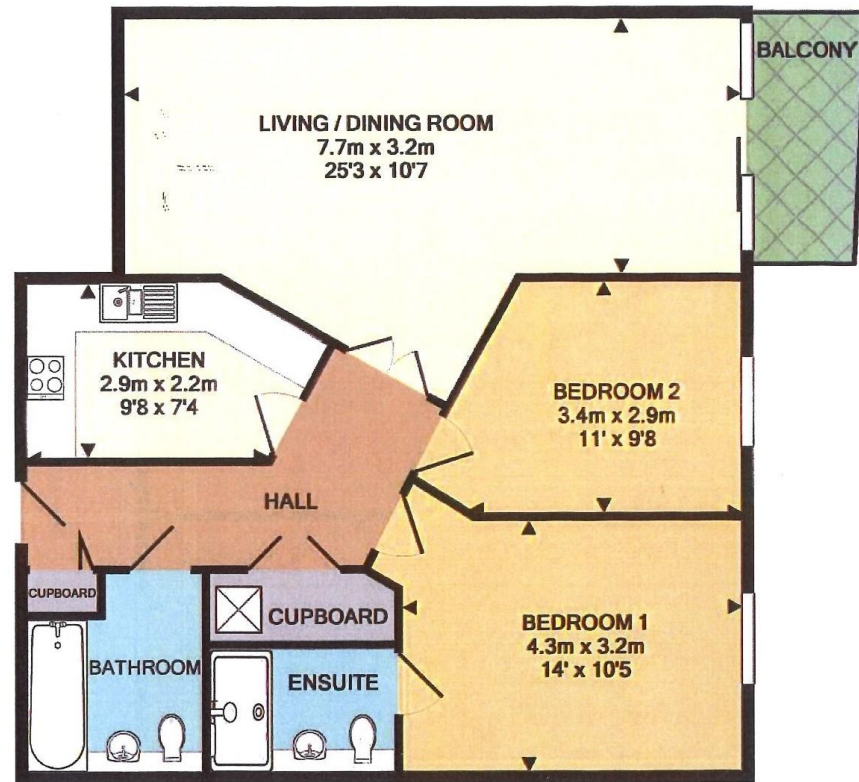
# ENERGY PERFORMANCE CERTIFICATE

Apartment 807 Imperial Point The Quays SALFORD M50 3RB	Energy rating <b>B</b>
Valid until 30 May 2034	Certificate number 0756-0200-1504-9062-4714

Property type: Mid-floor flat  
Total floor area: 74 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (851 SQ.FT.)



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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