



Lawrence Copeland
town & city centre



FOR SALE

Lawrence
Copeland

Apartment 402 Imperial Point, The Quays, Salford Quays M50 3RA

PRICE: **£350,000 NO CHAIN**

EWS1 Certified, B1 rating. Located on the 4th floor of the dynamic landmark development Imperial Point, with South facing aspect, overlooking the waterfront of the Manchester Ship Canal with panoramic views beyond, this superb extensive luxury apartment extends to approximately 1,000 sq ft with an electric heating system, uPVC double glazing, intercom entry, communal lifts & concierge. Exclusive use of one designated parking space. The property is likely to appeal to an owner occupier or property investor with a rental potential of approximately £1,500 pcm.

ACCOMMODATION

Ground Floor: Grand Communal Entrance Hall luxuriously furnished with concierge, staircase and communal lifts to all floors including the basement carpark.

Communal 4th floor landing, Apartment.

Reception Entrance Hall with beech finish doors, pine finish Amtico flooring, built in cloaks cupboard with mirrored doors, electric wall heater, low voltage spotlighting, video intercom entry phone system and glazed double entertaining doors leading to the Lounge/Dining Room.

Magnificent Lounge/Dining Room (front/side) measuring 23 ft 7 x 15 ft 6 (7.19m x 4.72m) with pine finish Amtico flooring, extensive uPVC double glazed window with sliding patio door leading to front semi circular Balcony with panoramic views, second uPVC double glazed window with French door leading to side Balcony with stunning panoramic views, feature corner uPVC double glazed window, two electric wall heaters, low voltage spotlighting, divider/breakfast bar server to the Kitchen Area.

High specification Kitchen Area (mid) measuring 10 ft 8 x 8 ft 8 (3.25m x 2.64m) with attractive fitted units with maple finish doors and granite effect worktops and splash backs incorporating a range of wall and base cupboards, stainless steel extractor hood, hob, electric under oven, integral washer/dryer, integral fridge and freezer, integral dishwasher, one and a half bowl single drainer sink unit, decorative pelmet with low voltage spotlighting, skirting fan heater, open server/breakfast bar to the Lounge/Dining Room.

Master Bedroom One (side) measuring 13 ft 7 x 10 ft 4 (4.14m x 3.15m) with pine finish Amtico flooring, uPVC double glazed window, electric wall heater, built in airing cupboard with hot water cylinder and door to **luxury Ensuite Bathroom/WC combined** with high specification white suite with chrome fittings comprising bath with over bath shower, glazed double shower cubicle, low level WC, wash hand basin in vanity unit with cupboard below, vanity mirror, pelmet with decorative lighting, ladder radiator, low voltage spotlighting, ceramic tiled walls, ceramic tiled floor with electric underfloor heating.

Bedroom Two (side) measuring 13 ft 8 x 10 ft 7 (4.17m x 3.23m) with pine finish Amtico flooring, side uPVC double glazed window and French door to side **Balcony**, low voltage spotlighting, electric wall heater.

Luxury Shower Room/WC combined with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit with drawers, large vanity mirror, shaver point, glazed shower door to double shower cubicle, ladder radiator, low voltage spotlighting, extractor fan, ceramic tiled walls, ceramic tiled floor with electric underfloor heating.

Secure basement car park with access from The Quays with exclusive use of one designated parking space.

Other features of Imperial Point include the Virgin Active Leisure Centre and Health Club, Swimming Pool and Gymnasium on the first floor of the building. There is a connecting door to the Virgin Active from the concierge of Imperial Point, any residents must make their own enquiries with regard to subscription and membership. The development stands adjacent to the Lowry Outlet Mall, and in addition has three communal lifts including a large heavy duty lift for furniture removal etc.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 16th March 2003. 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 into The Quays, turn right onto a further continuation of The Quays and then straight ahead and on reaching the small roundabout at Sovereign Point, bear to the left where Imperial Point can be found beyond this down the boulevard.

To View please telephone our office for an appointment.

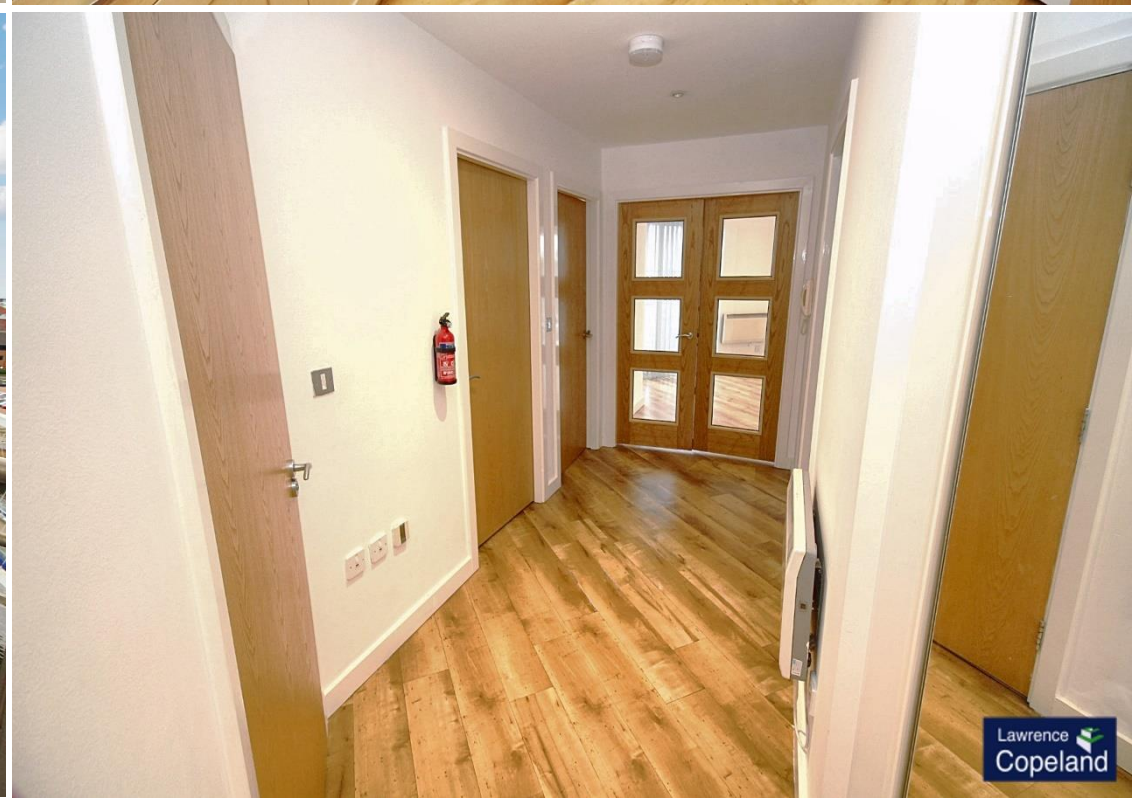
Note: The condition of the system and/or appliances is not known.

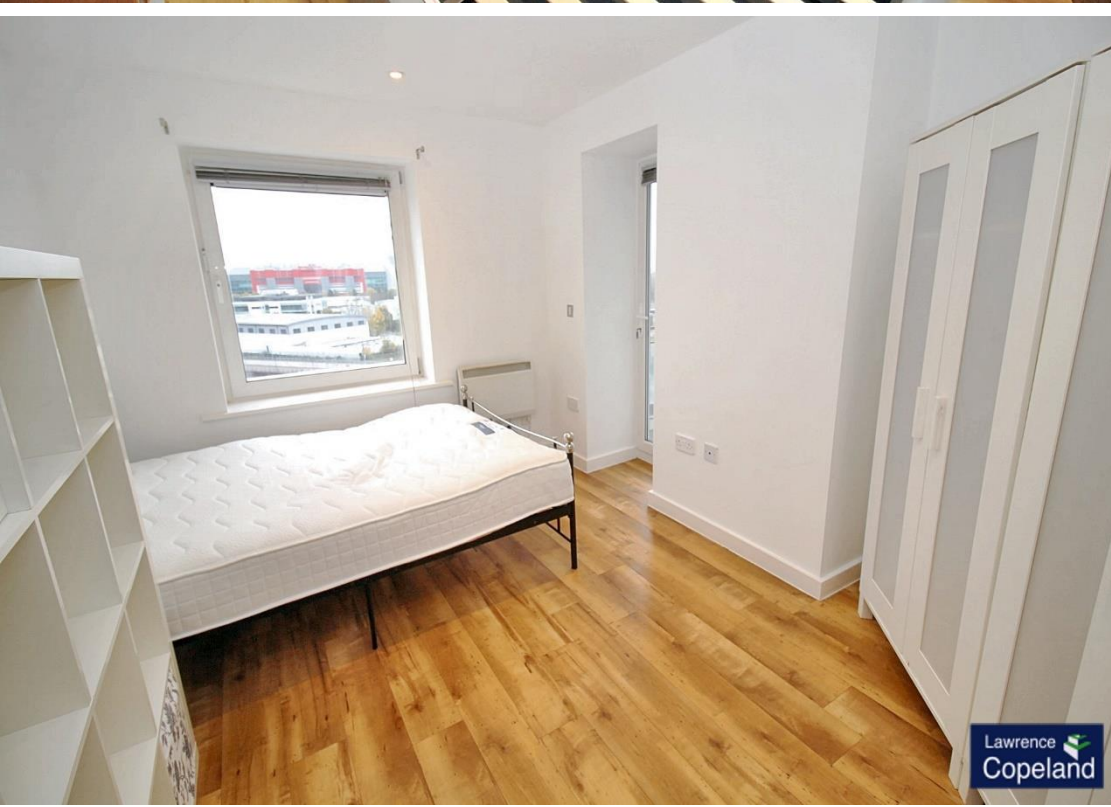
Fixtures and Fittings

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.





ENERGY PERFORMANCE CERTIFICATE

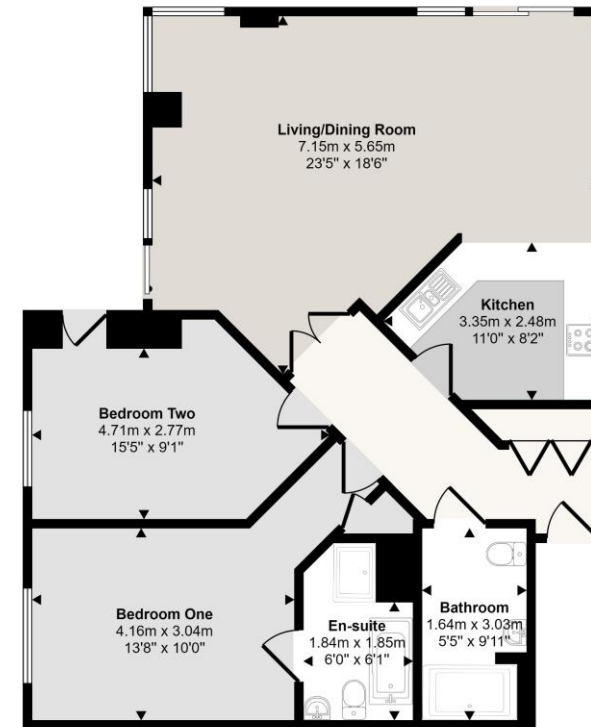
402 Imperial Point The Quays SALFORD M50 3RA		Energy rating C
Valid until 20 September 2034	Certificate number 0915-0200-4004-9889-7414	

Property type: Mid-floor flat
Total floor area: 92 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Approx Gross Internal Area
93 sq m / 1000 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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