



Lawrence Copeland
town & city centre



FOR SALE

Apartment 48 NV Building, 96 The Quays, Salford Quays M50 3BB

PRICE: £240,000

EWS1 Certified, A1 rating. Occupying a superb position on the 8th floor with west facing aspect over the Huron/Erie Basin and Media City, a most attractive apartment of approx. 688 sq ft with electric wet central heating system, double glazing, 24 hour concierge and one secure designated parking space. Ideal for owner occupier or property investor with rental potential of approx. £1,350 pcm.

ACCOMMODATION

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

Communal 8th Floor landing: Apartment

Substantial Reception Entrance Hall with front door, beech finish flooring, utility cupboard with plumbing for washing machine and wet central heating boiler system.

Impressive Lounge/Dining Room/Kitchen 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 extensive Balcony, upright radiator, two low level radiators, beech finish strip flooring.

Attractive fitted Kitchen Area with fitted units with white doors and slate effect worktops incorporating a range of wall and base cupboards, integral fridge, integral freezer, integral dishwasher, ceramic hob, combination microwave oven, extractor hood, ceramic tile splashbacks, sink unit.

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

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

Luxury Bathroom/WC combined with attractive 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, feature mirror with mosaic ceramic tiled surround, part tiled walls, ceramic tiled floor.

Outside, there is a secure perimeter car park with electronically operated gates and 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. 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, proceed for approximately quarter of a mile, turning left at the traffic light junction with Broadway. Bear left at the roundabout into The Quays where NV Buildings can be found further up 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

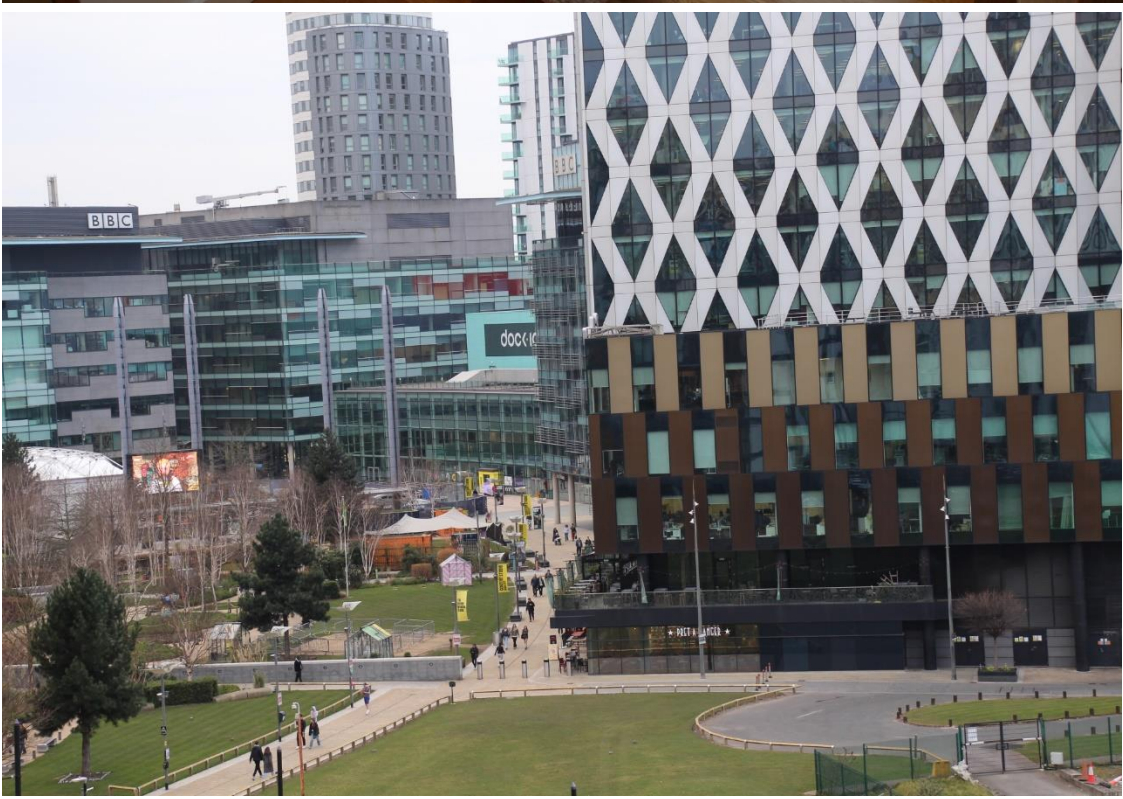
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

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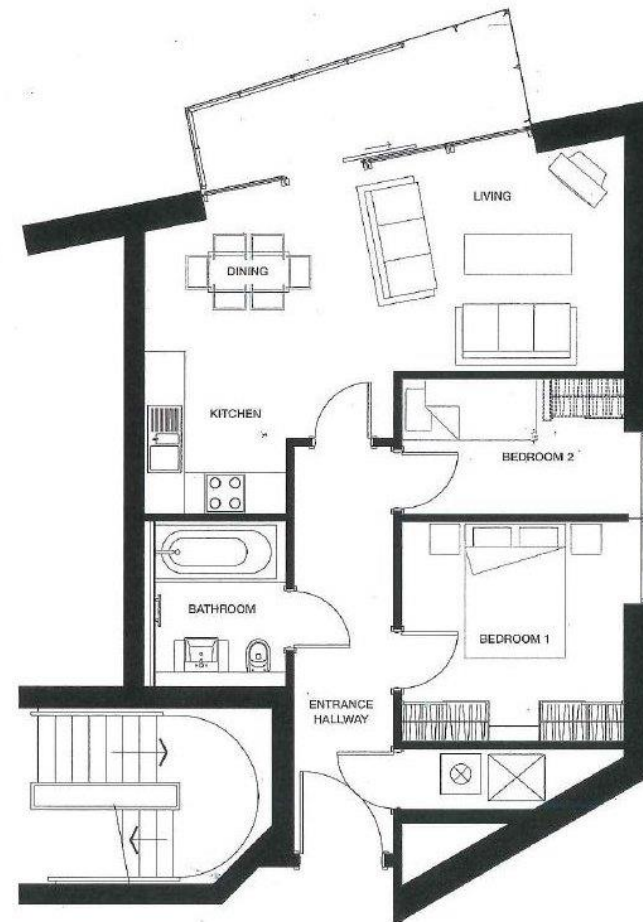


ENERGY PERFORMANCE CERTIFICATE

Apartment 48, NV Building 96, The Quays SALFORD M50 3BB		Energy rating C
Valid until 17 January 2029	Certificate number 0643-2874-6695-9791-5081	
Property type	Mid-floor flat	
Total floor area	63 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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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