

Lawrence Copeland
town & city centre



FOR SALE

Apartment 1204 Imperial Point, The Quays, Salford Quays M50 3RB

PRICE: **£320,000 NO CHAIN** *furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified, B1 rating. Perched on the 12th floor just below penthouse level in landmark development, Imperial Point, this luxury two bedroom apartment offers attractive, high specification accommodation which has been extremely well maintained and provides accommodation extending to approximately 873 sq ft and has an air conditioning/heating system, uPVC double glazing, balcony with fantastic panoramic views over Media City, the Manchester Ship Canal and beyond. The development has video entry, concierge, three communal lifts including a heavy duty furniture lift. In addition, there is exclusive use of a two car tandem parking space. Ideal for owner occupiers or property investors with a rental potential of approximately £1,600 pcm.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall and Lounge Area, luxuriously furnished with concierge, staircase and three communal lifts to all floors including the basement car park.

Communal 12th floor landing: Apartment.

Reception Entrance Hall, L shaped with front door, laminate flooring, built in cloaks cupboard with mirrored doors, good size built in airing cupboard and glazed double entertaining doors leading to the Lounge/Dining Room.

Impressive Lounge/Dining Room (side) measuring 25 ft 3 x 13 ft 1 (7.70m x 3.99m) with laminate flooring, air conditioning system, open divider/server to the Kitchen Area, glazed double entertaining doors to the Hallway and patio doors to **Balcony** with stunning panoramic views over Media City, the Manchester Ship Canal and beyond.

High specification Fitted Kitchen Area (mid) measuring 11 ft 3 x 7 ft 4 (3.43m x 2.24m) with attractive fitted units with maple finish doors and granite effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with electric under oven, one and a half bowl single drainer sink unit, integral dishwasher, integral fridge, integral freezer, integral washer/dryer, under pelmet lighting, open serving area to Lounge/Dining Room.

Bedroom One (side) measuring 14 ft x 10 ft 5 (4.27m x 3.18m) with uPVC double glazed window, carpeted, air conditioning unit and door to luxury Ensuite Shower Room.

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

Bedroom Two (side) measuring 11 ft 9 x 9 ft 8 (3.58m x 2.95m) with uPVC double glazed window, carpeted, air conditioning unit.

Luxury Master Bathroom/WC combined (mid) with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, vanity mirror, bath with over bath shower and shower rail, ceramic tiled walls, ceramic tiled floor with electric underfloor heating, ladder radiator.

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

An additional feature of being on the 12th floor, all apartments on this level have an air conditioning/heating system. An additional feature is that on the first floor of Imperial Point is the Virgin Active Leisure Complex with gymnasium and swimming pool, any residents to make their own enquiries with regard to membership and subscription.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 11/07/2002. 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 proceed for approx. quarter of a mile turning 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, 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.

L0324/K2724/K2124





ENERGY PERFORMANCE CERTIFICATE

Apartment 1204 Imperial Point The Quays SALFORD M50 3RB	Energy rating D
Valid until 13 June 2028	Certificate number 9448 0013-7286-5688-6940

Property type	Top-floor flat
Total floor area	83 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

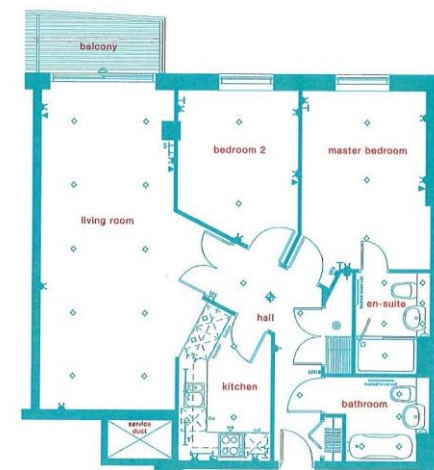
level twelve

Kitchen
2228mm x 3423mm
(7'4" x 11'3")

Living Room
3976mm x 7695mm
(13'1" x 25'3")

Master Bedroom
3173mm x 4271mm max
(10'5" x 14'0" max)

Bedroom 2
2943mm x 3586mm
(9'8" x 11'9")



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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