



Lawrence Copeland  
town & city centre



FOR SALE

Lawrence  
Copeland

Apartment 21 NV Building, 96 The Quays, Salford Quays M50 3BB

PRICE: **£385,000** \* furniture, furnishings & freestanding appliances available by separate negotiation

**EWS1 Certified, A1 rating.** A stunning, beautifully refurbished, high specification, 4<sup>th</sup> floor luxury executive apartment of approximately 1,141 sq ft with south facing views overlooking the waterfront of the Huron/Erie Basin and beyond. The present owner has carried out substantial improvements to the original specification and the apartment is beautifully decorated throughout with replacement LED lighting, replacement electric wet central heating boiler system, replacement radiators and new air circulator system. All the beech finish strip flooring throughout the apartment is attractively varnished and there is a superb, refurbished kitchen area and refurbished bathrooms. The property has an amazing full width Terrace/Balcony measuring 30 ft 10 x 5 ft 8 (9.42m x 1.73m). The development has a 24 hour concierge situated within the same block and two communal lifts and there is a secure perimeter car park with electronically operated gates and one designated parking space belonging to this particular apartment. Likely to appeal to owner occupier or property investor with a rental potential of £1,600 - £1,700 pcm.

## ACCOMMODATION

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

### Communal 4<sup>th</sup> Floor Landing: Apartment

**Substantial Reception Entrance Hall** with attractive varnished beech finish strip flooring, good sized storage cupboard, utility cupboard with plumbing facilities for washing machine and replacement electric wet central heating boiler system.

**Amazing Lounge/Dining Room/Kitchen (rear),** south facing, measuring 27 ft 2 x 17 ft 4 (8.28m x 5.28m) with attractively varnished beech finish strip flooring, full width aluminium double glazed windows and patio door to terrace, two side aluminium double glazed windows.

**High specification refurbished Kitchen Area** with fitted units with high gloss doors and wood effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, ceramic induction hob, extractor hood, slide and hide electric under oven, one and a half bowl single drainer sink unit, feature divider island with drawers.

**Extensive Terrace/Balcony** measuring 30 ft 10 x 5 ft 8 (9.42m x 1.73m) running the full width of the property with south facing views overlooking the waterfront of the Huron/Erie Basin and beyond.

**Master Bedroom One (rear)** measuring 11 ft 4 x 10 ft 1 (3.45m x 3.07m) with patio door to the Terrace, attractive varnished beech finish strip flooring and opening to **Ensuite Dressing Room/Ensuite Shower Room**, overall measurement 13 ft 6 x 7 ft 10 (4.11m x 2.39m), with Ben de Lisi designed built in wardrobes, door to luxurious refurbished **Ensuite Shower Room/WC combined** with high specification white suite comprising low level WC, wash hand basin in vanity unit with drawers below, fixed glazed shower screen to double shower cubicle with wifi enabled feature shower (via app or Google) and steam sensitive extractor fan, vanity mirror, towel rail, slate tiled floor with electric underfloor heating, ceramic tiled walls.

**Bedroom Two (side)** measuring 14 ft 1 x 10 ft 5 into wardrobes (4.29m x 3.18m) with three/four built in Ben de Lisi designed wardrobes, varnished beech finish strip flooring, aluminium double glazed window with views overlooking the Detroit Bridge.

**Luxury Refurbished Master Bathroom/WC combined** with high specification white suite with floating wall mounted low level WC, double width wash hand basin in vanity unit with drawers below, chrome ladder radiator, bath with glazed shower screen and over bath shower and separate flexible hose shower, steam sensitive extractor fan, feature vanity mirror with mosaic ceramic tiled surround, Travertine tiled floor and Travertine part tiled walls.

**Outside** there is a secure perimeter car park with electronically operated gates and a 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 01/01/2003 (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: E**

### Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. Proceed and turn left at the traffic light junction with Broadway and at the roundabout bear left into The Quays where NV Buildings 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

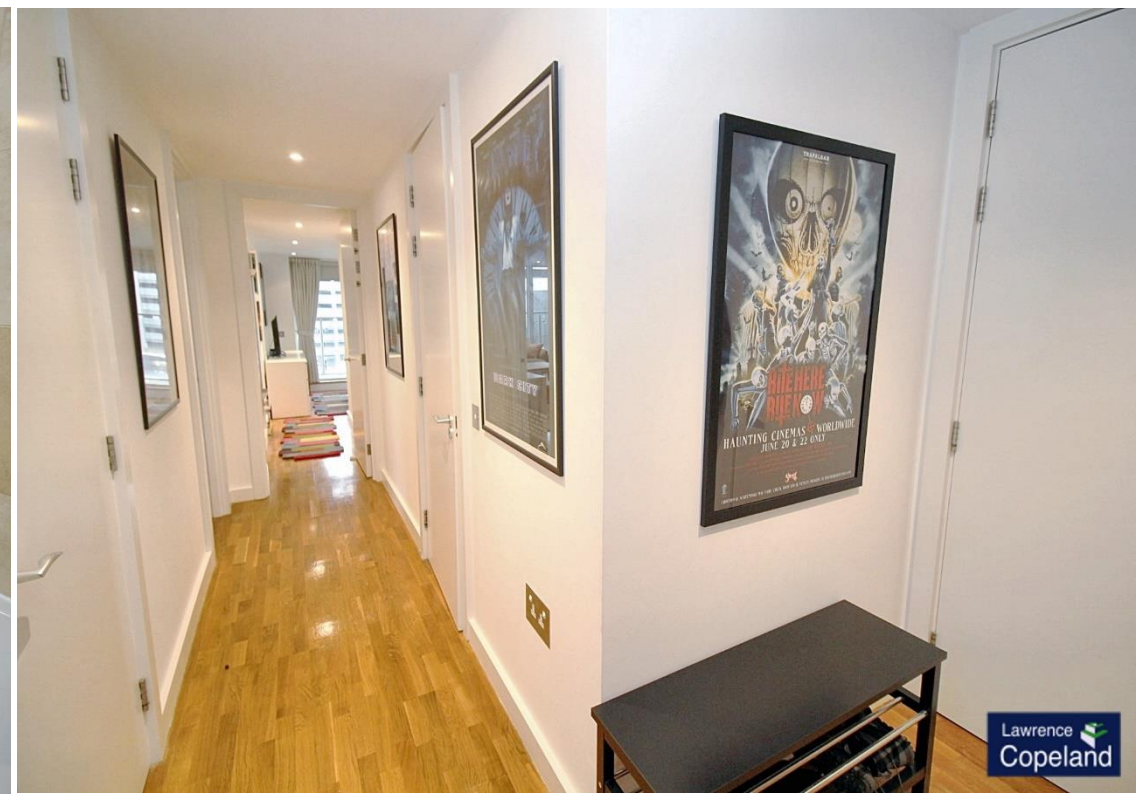
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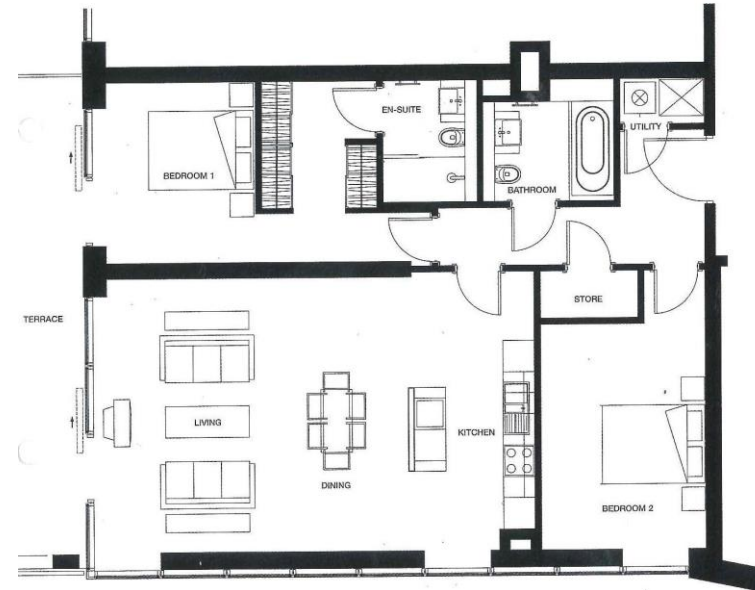
# ENERGY PERFORMANCE CERTIFICATE

Apartment 21 N V Building 96, The Quays SALFORD M50 3BB	Energy rating <b>B</b>
Valid until 7 July 2029	Certificate number 0650-2878-6734-9001-4441

Property type	Mid-floor flat
Total floor area	100 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



## TYPETHREE

LIVING/DINING/KITCHEN	8.30m x 5.27m	27'2" x 17'4"
BEDROOM 1	3.08m x 3.45m	10'1" x 11'4"
BEDROOM 2	3.16m x 4.28m	10'5" x 14'1"
TERRACE	1.73m x 9.42m	5'8" x 30'10"
EN-SUITE/DRESSING ROOM	4.12m x 2.42m	13'6" x 7'10"



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](mailto:reception@lawrencecopeland.com)

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