



Lawrence Copeland
town & city centre



FOR SALE



Apartment 317 Bridgewater Point, Block A, Ordsall Lane M5 4TX

PRICE: **£180,000** * furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. Investment Sale only. Presently let on fixed term AST until 7th December 2025 at £1,050 pcm representing a 7% gross yield. This impressive, purpose built, 3rd floor luxury apartment is approximately 678 sq ft facing the rear of the development overlooking the communal gardens. Bright and airy with electric heating system, double glazing, intercom entry, communal lift, attractive communal gardens and communal rooftop terrace garden area. Great location within quarter of a mile of Salford Quays and Metrolink and within half a mile of Manchester City Centre in the Downtown quarter.

ACCOMMODATION

Ground Floor: Communal Entrance Hall with intercom entry bell system, communal lift and staircase to all floors.

Communal Third Floor landing: Apartment

L shaped Entrance Hall with front door, carpeted, intercom entry phone system.

Impressive Lounge/Dining Room/Kitchen (rear), an extensive room facing the rear communal gardens and measuring 24 ft 3 x 9 ft 10 (7.39m x 3.0m) widening to the kitchen area to 12 ft 4 (3.76m), with extensive uPVC double glazed window, carpeted to the Lounge/Dining Room area, vinyl floor covering to the kitchen area, wall heater, utility cupboard with plumbing for washing machine, hot water cylinder, air circulator system, door to the Hall.

Attractive Kitchen Area with attractive fitted units with contemporary grey grained doors and stone effect worktops incorporating a range of wall and base cupboards, extractor hood, stainless steel splashback, ceramic hob, electric under oven, integral fridge and freezer, integral dishwasher, single drainer sink unit.

Bedroom One (rear) measuring 15 ft 10 x 8 ft 7 (4.83m x 2.62m) with uPVC double glazed window, wall heater, carpeted.

Bedroom Two (rear) measuring 13 ft 6 x 8 ft 10 (4.11m x 2.69m) with uPVC double glazed window, wall heater, carpeted.

Luxury Bathroom/WC combined (mid) measuring 7 ft 10 x 7 ft 3 (2.39m x 2.21m) with attractive white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, ceramic tiled floor, part tiled walls, extractor fan, vanity plinth with mirror, ladder radiator.

Outside, there are attractive communal landscaped gardens to the rear and also a communal rooftop terrace area.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 01/01/2015 (242 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: C

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road and at the traffic light junction with Ordsall Lane, turn right into Ordsall Lane. Proceed for approximately a quarter of a mile where Bridgewater Point can be found on the right hand side before coming to the traffic light junction with Regent Road (A57).

To View please telephone our office for an appointment.

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

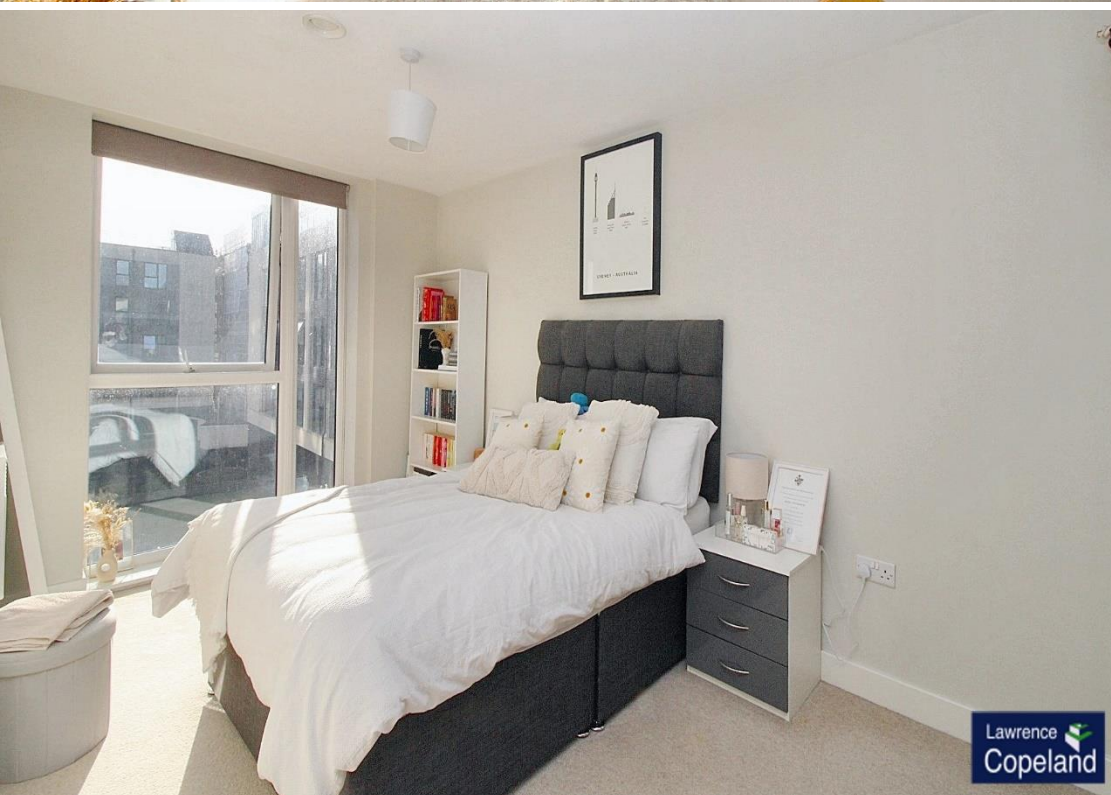
Fixtures and Fittings

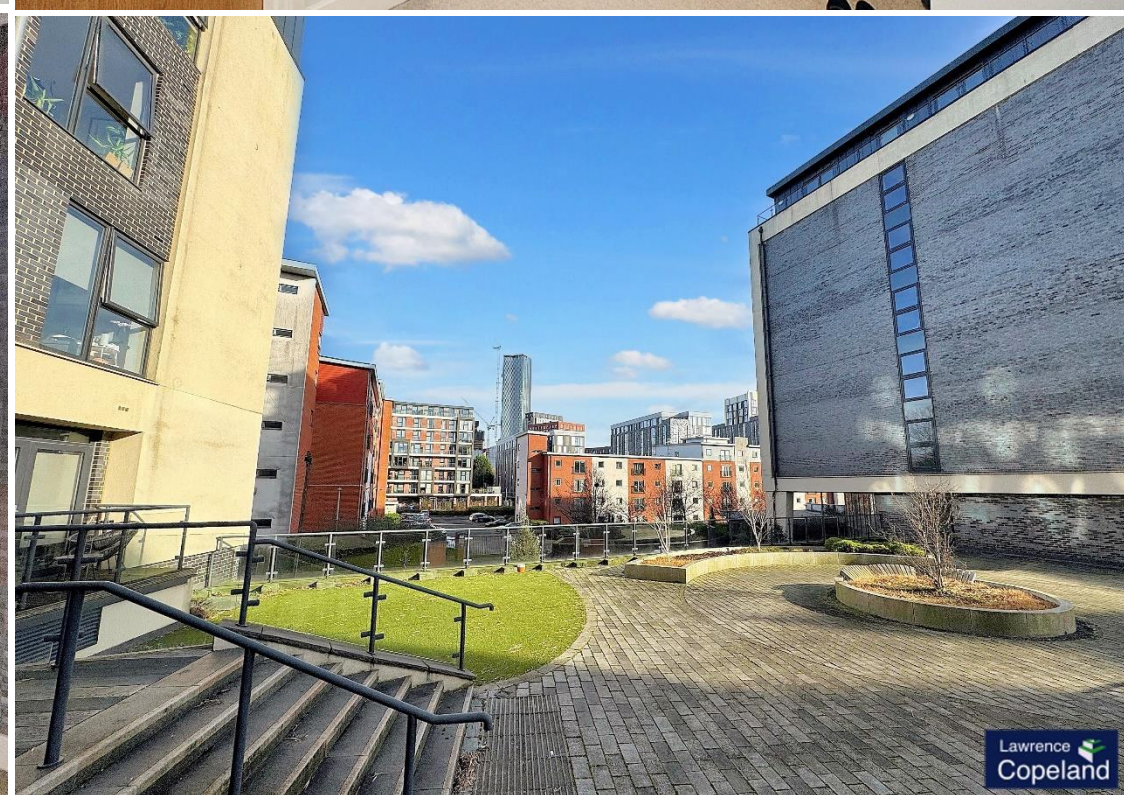
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

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

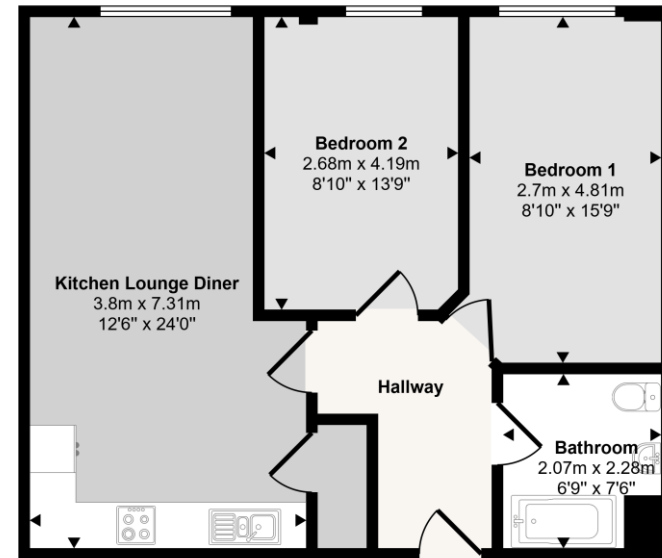
Apartment 317 Bridgewater Point Ordsall Lane SALFORD M5 4TX	Energy rating B
Valid until 15 June 2028	Certificate number 0650-38867451-9698-6755

Property type	Mid-floor flat
Total floor area	63 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Approx Gross Internal Area
57 sq m / 614 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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