



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 28 Vancouver Quay, Salford Quays M50 3TU

PRICE: £260,000

Occupying a ground floor position in purpose built block of apartments, this well presented, refurbished apartment of 652 sq ft stands adjacent to the waterfront of Mariners Canal. The property has an electric heating system, intercom entry bell system and uPVC double glazing. An attractive feature of the apartment is that it benefits from communal gardens to both the front and the rear which is enclosed with lawn area. The property is likely to appeal to owner occupier or property investor with a rental potential of approximately £1,250 to £1,300 pcm (furnished). The property has exclusive use of designated car port and ample visitor parking bays around the development and on street parking subject to permit. Internal inspection recommended.

## ACCOMMODATION

**Ground Floor: Communal Entrance Porch** with intercom entry bell system.

### Communal Entrance Hall: Apartment

**Entrance Vestibule** with front door.

**Hall** with inner front door, grey oak laminate flooring, built in airing cupboard with hot water cylinder, intercom entry phone system.

**Lounge/Dining Room (side)** measuring 15 ft 1 x 14 ft 1 into recess (4.60m x 4.29m) with uPVC double glazed French doors to enclosed communal garden area, grey oak laminate flooring, electric wall radiator, feature wall, swing doors to Kitchen.

**Attractive Refurbished Fitted Kitchen (front)** measuring 9 ft 1 x 8 ft 8 (2.77m x 2.64m) with uPVC double glazed windows, fitted units with white doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob with electric under oven, feature splashback, recess for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel single drainer sink unit with flexi tap, ceramic tiled floor and views overlooking the communal gardens.

**Bedroom One (rear)** measuring 11 ft 4 x 10 ft 8 into wardrobes (3.45m x 3.25m) with uPVC double glazed window, two double built in wardrobes, wall heater.

**Bedroom Two (front)** measuring 9 ft 7 x 9 ft 2 into wardrobes (2.92m x 2.79m) with uPVC double glazed window, two double and two single built in wardrobes, wall heater.

**Luxury Refurbished Bathroom/WC combined (front)** measuring 9 ft 1 x 6 ft 8 (2.77m x 2.03m) with uPVC double glazed window, white designer style suite comprising low level WC, wash hand basin in vanity unit with storage drawer below, bath with glazed shower screen and electric over bath shower, mirror, low voltage spotlighting, chrome ladder radiator, slate finish ceramic tiled walls and ceramic tiled floor.

The apartment has attractive new oak finish internal doors throughout.

### Outside

The property benefits from communal gardens to the front and also its own communal garden area to the rear adjacent to the waterfront of Mariners Canal with walled and gated boundary. The property has exclusive use of designated car port plus ample visitor parking bays around the development and on-street parking subject to permit.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 01/07/1987. 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.

### Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road and turn second left into The Quays. Turn right at the next set of traffic lights onto a further continuation of The Quays, then third right into Winnipeg Quay and then right into Vancouver the right hand side.

**Local Authority** is Salford City Council

**Council Tax Band: C**

**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.

**B0625**











## ENERGY PERFORMANCE CERTIFICATE

|   |   |                           |
|---|---|---------------------------|
| 28 Vancouver Quay<br>SALFORD<br>M50 3TU |   | Energy rating<br><b>C</b> |
| Valid until<br><b>21 February 2033</b>  | Certificate number<br><b>2120-5742-3070-6101-2121</b> |                           |

|                  |                   |
|------------------|-------------------|
| Property type    | Ground-floor flat |
| Total floor area | 61 square metres  |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 75 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## EXTERNAL PHOTOGRAPHS



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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