



Lawrence Copeland
town & city centre



FOR SALE

Apartment 16 Winnipeg Quay, Salford Quays M50 3TY

PRICE: £260,000

Located on the popular Grain Wharf waterfront development, this superb, well presented, refurbished 1st floor apartment of approximately 710 sq ft has an updated electric heating system, replacement hot water cylinder system, uPVC double glazing, refurbished kitchen and bathrooms, exclusive use of designated garage. The apartment is beautifully appointed throughout to a high standard and is likely to appeal to owner occupier or property investor with a rental potential of £1,300 to £1,350 pcm. Viewing highly recommended.

ACCOMMODATION

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

Communal 1st Floor landing: Apartment

Entrance Vestibule with front door.

Hall with inner front door, light oak finish laminate flooring, wall heater, intercom entry phone system.

Impressive Lounge/Dining Room (side), south facing, measuring 14 ft 11 x 11 ft 5 (4.55m x 3.48m) with uPVC double glazed French doors to **south facing Balcony**, side uPVC double glazed window, oak finish laminate flooring, two replacement wall heaters.

Separate refurbished Kitchen/Breakfast Room (side) measuring 11 ft 4 x 6 ft 6 (3.45m x 1.98m) with uPVC double glazed window, attractive fitted units with white high gloss doors and slate effect worktops incorporating a range of wall and base cupboards, metro style ceramic tile splashbacks, stainless steel extractor hood, electric ceramic hob and under oven, integral wine fridge, integral microwave, integral washing machine, integral slimline dishwasher, recess for fridge/freezer, light oak laminate flooring.

Master Bedroom One (side) measuring 11 ft 6 x 11 ft 1 (3.51m x 3.38m) with uPVC double glazed window, wall heater, contemporary grey carpet, door to Ensuite Shower Room.

Luxury Ensuite Shower Room/WC combined with high specification white suite comprising low level WC, pedestal wash hand basin, glazed double shower cubicle with rain shower head and flexible hose, extractor fan, mirror, striplight/shaver point, chrome ladder radiator, marble tiled floor and part tiled walls.

Bedroom Two (side) measuring 15 ft (including airing cupboard) x 6 ft 11 (4.57m x 2.11m) with uPVC double glazed windows to the side and rear, built in airing cupboard with replacement hot water cylinder, carpeted.

Luxury refurbished Master Bathroom/WC combined (mid) with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, bath with glazed shower screen and over bath shower with rain shower head and flexible hose, feature black and white ceramic tiled floor, metro style ceramic tiled walls, chrome ladder radiator, extractor fan.

Outside there are attractive communal landscaped gardens around the development and walkways around the waterfront of Salford Quays and exclusive use of designated garage plus ample visitor parking bays around the development subject to availability and on street parking subject to permit. Note: this particular block has an attractive south facing aspect, a communal landscaped garden area to the side, particularly pleasant in the summer months.

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 (962 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. At the traffic light junction with The Quays, turn left and then turn right at the next set of traffic lights onto a further continuation of The Quays. Turn third right into Winnipeg Quay where the apartment can be found.

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.

B1225





ENERGY PERFORMANCE CERTIFICATE

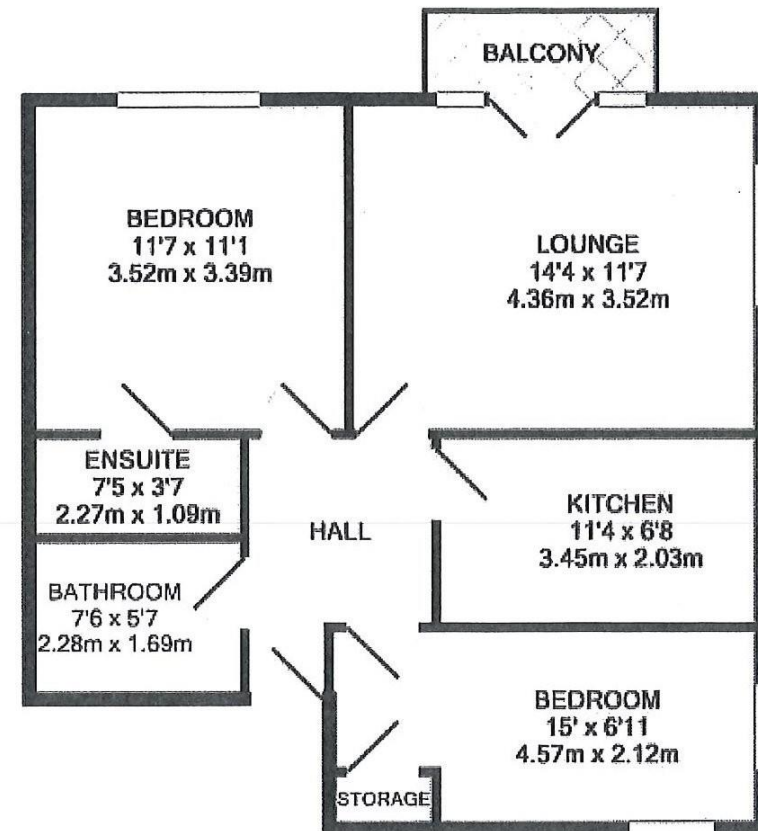
16, Winnipeg Quay SALFORD M50 3TY	Energy rating B
Valid until 3 August 2026	Certificate number 0442/2864-7981-9406-7471

Property type Mid-floor flat

Total floor area 66 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	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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