



Lawrence Copeland
town & city centre



FOR SALE

Duplex Apartment 4 The Dock Office, Furness Quay, Salford Quays M50 3AA

PRICE: £260,000

EWS1 Certified, Class A1. An impressive and extensive, ground floor duplex apartment of approximately 839 sq ft in landmark development/conversion, The Dock Office, a Grade 2 listed building originally constructed in 1925 with historic background to the original "Manchester Docks". This classic development was converted into apartments in 2015. High specification interior, garden and water facing views, extensive ceiling height, great storage space, uPVC double glazing, electric heating system, Porcelanosa sanitaryware. Ideal for owners or investors with a rental potential of approx. £1,300 pcm. Fantastic location at the entrance to Salford Quays.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall with staircase and lift to all floors.

Ground Floor Apartment.

Lower Level: Reception Entrance Hall with parquet floor, glazed balustrade, feature beech finish staircase, utility cupboard with space and plumbing for washing machine, hot water cylinder.

Large Powder Room/WC with attractive, high specification, white Porcelanosa suite comprising low level WC, wall basin, vanity mirror, part tiled walls, parquet floor.

Impressive Lounge/Dining Room/Kitchen (side) measuring 15 ft 11 x 15 ft 1 (4.85m x 4.60m) with an extensive ceiling height of 11 ft (3.35m), a particularly attractive position overlooking the communal landscaped gardens with tall uPVC double glazed windows, wall heater.

High specification Kitchen Area with fitted units with white high gloss doors and stone effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, integral microwave, integral split level oven, stainless steel extractor hood, ceramic hob with drawers below, one and a half bowl single drainer sink unit, parquet floor.

Upper Level: landing with integral double wardrobes/store.

Master Bedroom One (side) measuring 10 ft 1 plus door recess x 8 ft (3.07m x 2.44m) with extensive ceiling height of 9 ft 7 (2.92m), uPVC double glazed window, low voltage spotlighting, light oak finish laminate flooring, wall heater, attractive views over Central Bay and the communal landscaped gardens, door to luxury **Ensuite Shower Room/WC combined** with high specification Porcelanosa NK suite comprising floating wall mounted WC, wall basin, glazed shower door to double shower cubicle with shower, mirrored vanity cabinet, chrome ladder radiator, part tiled walls, ceramic tiled floor, glass display shelves, vanity plinth.

Bedroom Two (side) measuring 12 ft 8 x 7 ft 5 (3.86m x 2.26m) with views overlooking Central Bay and the communal landscaped gardens, light oak laminate flooring, extensive ceiling height of 9 ft 7 (2.92m), wall heater.

Luxury Shower Room/WC combined with high specification Porcelanosa NK suite comprising floating wall mounted WC, wash hand basin with vanity and drawers below, vanity plinth, glazed shower door to double shower cubicle with shower, part tiled walls, ceramic tiled floor, mirrored vanity cabinet, low voltage spotlighting, glass display shelves, chrome ladder radiator.

Outside, to the rear is a secure perimeter car park with one designated parking space with access via electronic gates, communal garden area with seating.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years 1st January 2015 (115 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: D

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. At the junction with The Quays, turn left into The Quays and then turn right at the traffic lights onto a further continuation of The Quays and then at the next set of traffic lights turn right into Furness Quay which brings you to the gates of the Dock Office.

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.

B1825/B1225





ENERGY PERFORMANCE CERTIFICATE

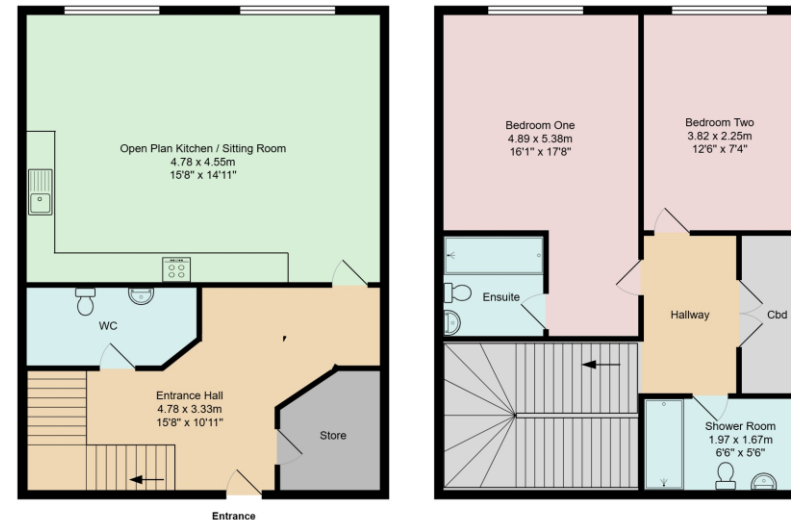
Apartment 4 Dock Office Furness Quay SALFORD M50 3AA		Energy rating E
Valid until 8 November 2026	Certificate number 9245-38717995-9706-8565	

Property type	Ground-floor maisonette
Total floor area	78 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	40 E
21-38	F		
1-20	G		

FLOOR PLAN

Apartment 4 Dock Office, Furness Quay, SALFORD, M50 3AA



Ground Floor

First Floor

Total Floor Area: 78.0 m² ... 840 ft²
All measurements are approximate and for display purposes only.



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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