

Lawrence Copeland
town & city centre



FOR SALE

Penthouse Apt 1012 Abito, 4 Clippers Quay, Salford Quays M50 3BS

PRICE: **£260,000**

EWS1 Certified. Perched on the 10th floor of landmark development, Abito, this impressive, penthouse apartment of approx. 732 sq ft has its own personal terrace and includes one secure designated parking space. Ideal for owners or property investors, presently let on fixed AST until 12th June 2025 at £1,250 pcm. Impressive and unusual accommodation.

ACCOMMODATION

Ground Floor: Impressive Communal Entrance with atrium, concierge, staircase and communal lifts to all floors.

Communal 10th floor: Apartment.

Entrance Lobby to open plan **Living Room/Dining/Kitchen**, overall measurement of 30 ft x 12 ft (9.14m x 3.66m) divided into three sections comprising **Lounge Area** measuring 12 ft 4 x 12 ft (3.76m x 3.66m) with extensive double glazed window with stunning panoramic views over the City Centre skyline and beyond, double glazed window and French door to Personal Terrace, wall heater, oak finish laminate flooring, opening to the **Kitchen Area** measuring 7 ft 11 x 5 ft 11 (2.41m x 1.80m) including breakfast bar divider, with oak finish laminate flooring, fitted units with white high gloss doors and slate effect worktops incorporating a range of wall and base cupboards, ceramic hob with electric under oven, integral dishwasher, integral fridge with small freezer, circular stainless steel sink, under pelmet lighting. **Dining Area** measuring 12 ft x 8 ft 7 (3.66m x 2.62m) with oak finish laminate flooring.

Outside there is an extensive **Personal Terrace** measuring 27 ft 7 x 23 ft 3 (8.41m x 7.09m), flagged with enclosed balustrade, absolutely stunning panoramic views over the City Centre skyline and beyond.

Off the main open plan Living Area, there are two double bedrooms. **Bedroom One** measuring 12 ft x 12 ft (3.66m x 3.66m) with extensive double glazed window with panoramic views, opening to storage area with built in storage cupboard, wall heater.

Bedroom Two measuring 11 ft 11 x 7 ft 11 (3.63m x 2.41m) with high level double glazed window, wall heater.

Luxury Shower Room/WC combined measuring 9 ft 1 x 8 ft 3 plus recess with shelves (2.77m x 2.51m) with white Duravit suite comprising low level WC, wall basin, glazed shower screen to double shower cubicle with rain shower head and flexible hose, vanity plinth with mirror, split level ceramic tiled floor, utility cupboard with plumbing for washing machine and hot water cylinder.

Note: the apartment has extensive ceiling height of 10 ft 7 (3.23m).

There is a secure undercroft car park with electronically operated door and one designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 31/10/2008. 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, then turn first left into Clippers Quay where Abito can be found on the right 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

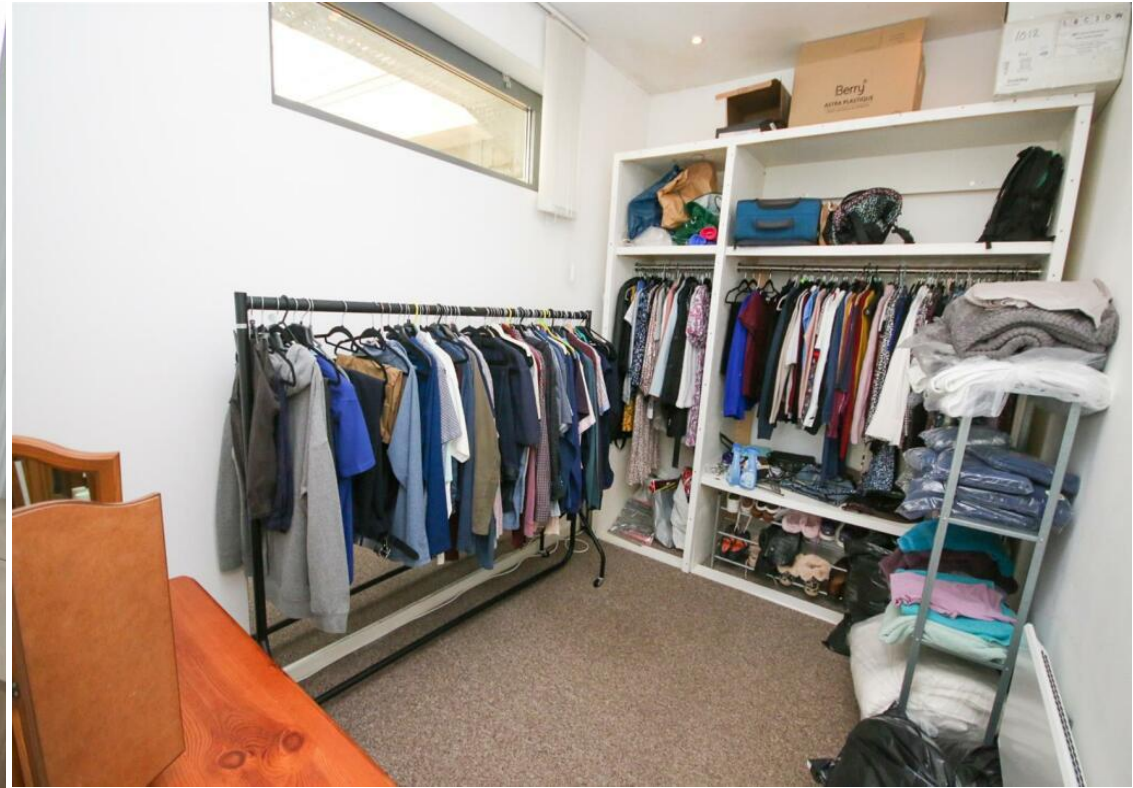
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

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

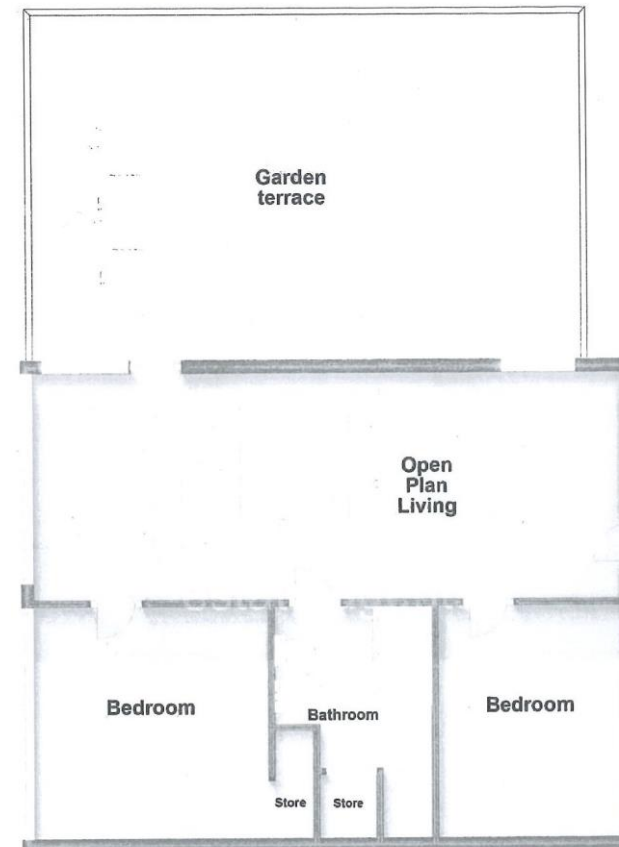
Apartment 1012 Abito 4 Clippers Quay SALFORD M50 3BS	Energy rating D
Valid until 18 July 2032	Certificate number 9719-3018-7203-0662-4200

Property type	Top-floor flat
Total floor area	57 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

10th Floor apartment
Approx. 68.1 sq. metres (732.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)



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

Visit www.lawrencecopeland.com to view our latest properties