



Lawrence Copeland
town & city centre



FOR SALE

Lawrence
Copeland

Apartment 1404 Sovereign Point, 31 The Quays, Salford Quays M50 3AY

PRICE: **£395,000 NO CHAIN** * furniture & furnishings available by separate negotiation

EWS1 Certified. 1259 sq ft (117 m²) of spectacular, extra large apartment accommodation, perched on the 14th floor and affording breathtaking panoramic views over Salford Quays, the City Centre skyline and the hills beyond. Including one secure designated parking space, electric heating system, uPVC double glazing, balcony, concierge, video entry, communal lifts. The property is likely to appeal to owner occupier or property investor with a rental potential of approximately £1,600 to £1,700 pcm. Beautifully maintained accommodation.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall with concierge, beautifully furnished with stairs and communal lifts to all floors plus an extra large heavy duty lift and access to secure car park.

Communal 14th Floor landing: Apartment

Reception Entrance Hall, 33 ft long (10.06m), an impressive area with beech laminate flooring, wall heater, double storage/cloaks cupboard, double airing cupboard with hot water cylinder, two impressive feature wall mirrors with decorative glass shelving.

Magnificent through Lounge/Dining Room/Entertaining Room measuring 23 ft 4 x 19 ft 1 (7.11m x 5.82m) with amazing views, uPVC double glazed windows to the front and rear, uPVC double glazed French door to extensive Balcony, beech laminate flooring, two wall heaters, divider/server to kitchen area, glazed double entertaining doors to the hall.

Extensive Balcony, southerly facing, with panoramic views overlooking Salford Quays, City Centre skyline and beyond.

High specification Fitted Kitchen measuring 14 ft 4 (maximum) x 10 ft 6 (4.37m x 3.20m) with high specification fitted units with white doors and granite worktops and splashback incorporating a range of wall and base cupboards, under pelmet low voltage spotlighting, pull out larder cupboard, integral fridge/freezer, integral microwave and split level oven with cupboard above and drawers below, stainless steel extractor hood, ceramic hob with drawers below, integral dishwasher, integral washer/dryer, one and a half bowl stainless steel sink with granite drainer, kickboard fan heater, ceramic tiled floor, open server/divider to living room, glazed feature wall cupboards.

Imposing Master Bedroom One measuring 16 ft 6 x 17 ft 5 into wardrobes and including door recess (5.03m x 5.31m) with expansive uPVC double glazed window with superb views, wall heater, three luxury built in double wardrobes with integrated pelmet lighting, dresser with drawers, door to hall and door to luxury **Ensuite Bathroom/WC combined** measuring 10 ft 5 x 7 ft (3.18m x 2.13m) with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, bath with over bath shower attachment, ladder radiator, glazed corner double shower cubicle with shower, ceramic tiled walls and floor with electric underfloor heating.

Bedroom Two measuring 11 ft 5 x 11 ft 1 into wardrobes (3.48m x 3.38m) with uPVC double glazed window with panoramic views, built in double wardrobe, wall heater, door to **Ensuite Shower Room/WC combined** measuring 7 ft 10 x 7 ft 2 (2.39m x 2.18m) with Jack and Jill door to the bedroom and the hallway, high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, vanity mirror, vanity plinth, ladder radiator, glazed door to shower cubicle with shower, ceramic tiled walls and floor with electric underfloor heating.

On the ground floor, there is an impressive communal Reception Entrance Hall with concierge, mail room and door to the attached secure car park **with one designated parking space** subject to rental. The building also has two communal lifts and a large storage lift. An added advantage of the development is being adjacent to the Lowry Shopping Mall which provides comprehensive shopping facilities together with restaurants, wine bars and cinema.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 27/07/2012 (104 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: G

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. Turn left into The Quays and then right at the traffic lights onto a further continuation of The Quays. Proceed where Sovereign Point can be found directly facing you just behind the small roundabout adjacent to the Lowry Shopping Mall.

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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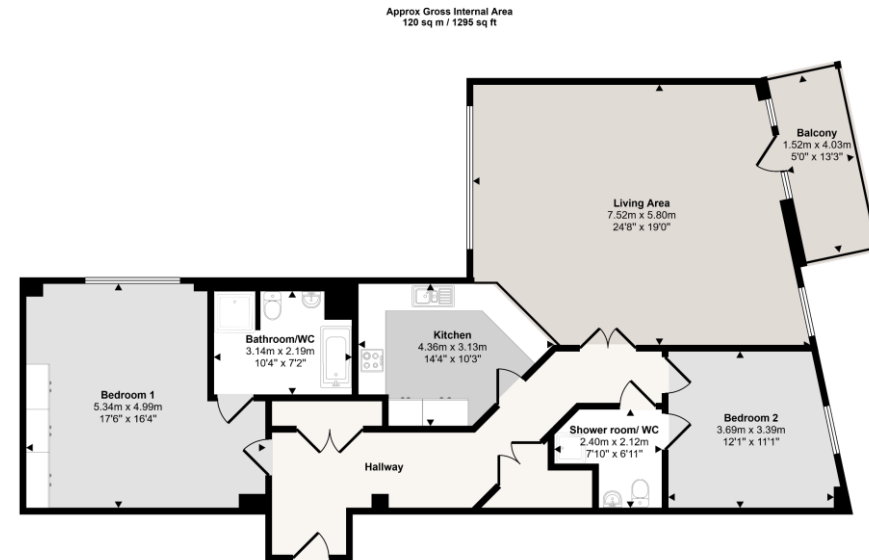
ENERGY PERFORMANCE CERTIFICATE

Apartment 1404 Sovereign Point 31, The Quays SALFORD M50 3AY	Energy rating C
Valid until 3 November 2029	Certificate number 0248-4905-7229-6871-5974

Property type	Mid-floor flat
Total floor area	117 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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