



Lawrence Copeland
town & city centre



FOR SALE

Apartment 25 Vancouver Quay, Salford Quays M50 3TT

PRICE: **£270,000** * furniture, furnishings & freestanding appliances available by separate negotiation

A superb, refurbished, first floor apartment of approximately 699 sq ft with impressive interior, updated electric heating system, uPVC double glazing, low voltage LED lighting, high spec Kitchen and Bathroom. Exclusive use of designated parking space. Presently let on a rolling statutory periodic tenancy at £1,220 pcm but with a rental potential of approximately £1,300 pcm.

ACCOMMODATION

Entrance Hall with wall heater, LED low voltage spotlighting, built in cloaks cupboard.

Impressive Lounge/Dining Room (front) measuring 14 ft 1 x 13 ft 11 (4.29m x 4.24m) with uPVC double glazed bay window overlooking The Quays and Central Bay, wall heater.

Separate, refurbished Kitchen/Breakfast Room (rear) with uPVC double glazed window, high specification fitted units with white high gloss doors and granite effect worktops incorporating a small breakfast bar area, space and plumbing for washing machine, space and plumbing for dishwasher, recess for fridge/freezer, extractor hood, ceramic hob with electric under oven, sink unit, kickboard fan heater, feature ceramic tiled floor, metro style ceramic tile splashbacks, LED low voltage spotlighting, built in airing cupboard with hot water cylinder.

Bedroom One measuring 11 ft 9 into wardrobes x 10 ft 2 (3.58m x 3.10m) with high specification built in wardrobes, bookshelves/computer desk, bedside cabinets, uPVC double glazed window, wall heater.

Bedroom Two measuring 10 ft 4 into wardrobes x 8 ft 6 (3.15m x 2.59m) with high specification fitted furniture including wardrobes, computer desk, bedside cabinet and bookcase, uPVC double glazed window, wall heater.

Bedroom Three measuring 11 ft 2 x 7 ft 1 (3.40m x 2.16m) with high specification fitted furniture comprising wardrobe, computer desk, bookshelves/display, uPVC double glazed window, wall heater.

Luxurious refurbished Shower Room/WC combined with high specification Duravit white suite with chrome fittings comprising floating wall mounted WC, floating wash hand basin with cabinet below, fixed glazed double shower cubicle with electric shower, mirrored vanity cabinet with LED lighting, chrome heated ladder towel rail, ceramic tiled floor, feature ceramic tiling to walls.

Outside there is exclusive use of designated parking space with additional visitor bays subject to availability 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 (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. Turn left into The Quays and at the traffic lights, turn right onto a further continuation of The Quays, turning third right into Winnipeg Quay and then turning first right into Vancouver Quay where the property 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.

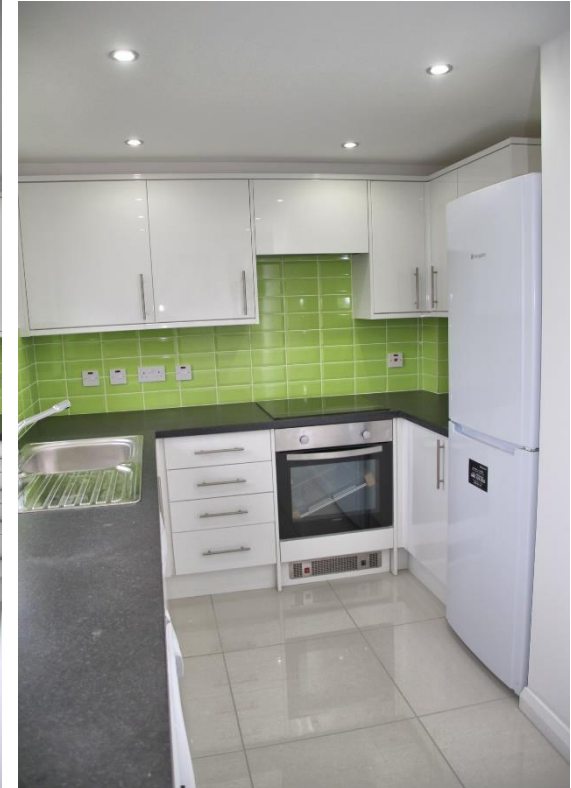
Fixtures and Fittings

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.

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ENERGY PERFORMANCE CERTIFICATE

25 Vancouver Quay SALFORD M50 3TT		Energy rating C
Valid until 20 May 2033	Certificate number 7818-3177-2002-0495-1502	

Property type	Mid-floor flat
Total floor area	65 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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