



Lawrence Copeland
town & city centre



FOR SALE

Lawrence
Copeland

Apartment 61 NV Building, 96 The Quays, Salford Quays M50 3BB

PRICE: £235,000

EWS1 Certified, A1 rating. Affording stunning views over the Huron/Erie Basin and the Detroit Bridge, an impressive, 11th floor apartment of approx. 688 sq ft with electric wet central heating system with updated boiler, double glazing, alarm system, concierge and one secure designated parking space. Ideal for owner occupier or property investor with rental potential of approx. £1,250 to £1,300 pcm.

ACCOMMODATION

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

Communal 11th floor: Apartment.

Extensive Reception Entrance Hall measuring 18 ft 10 x 4 ft 10 (5.75m x 1.48m) with front door, beech finish strip flooring, upright radiator, **utility cupboard** with space and plumbing for washing machine and updated wet central heating boiler system.

Impressive Lounge/Dining Room/Kitchen measuring 23 ft 4 (7.13m) x 13 ft 7 (4.17m) with expansive double glazed window and patio door to good sized Balcony with views over the Huron/Erie Basin and Detroit Bridge, upright radiator, beech finish strip flooring.

Attractive Fitted Kitchen Area with fitted units with white doors and slate effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, ceramic hob with electric under oven, extractor hood, ceramic tile splashbacks, spice racks, one and a half bowl single drainer sink unit.

Bedroom One measuring 10 ft 10 (3.30m) x 10 ft 7 into wardrobes (3.25m) with beech finish strip flooring, two double built in Ben de Lisi designed wardrobes with inset for TV shelves below, wall mirror, upright radiator, double glazed window.

Bedroom Two measuring 10 ft 10 (3.30m) x 6 ft 6 into wardrobes (2.00m) with beech finish strip flooring, double glazed window, built in double bed base with storage below, built in wardrobes, bedside shelf and overhead cupboards, upright radiator.

Luxury Bathroom/WC combined measuring 6 ft 5 x 7 ft 4 (1.95m x 2.23m) with high specification white suite with chrome fittings comprising low level WC, wash hand basin on beech vanity plinth, ladder radiator, bath with glazed shower screen and over bath shower, beech vanity plinth, feature mirror with mosaic ceramic tiled surround, mirrored vanity cabinet, part tiled walls, ceramic tiled floor.

Outside, there is a secure perimeter car park with access via electronically operated gates and one designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 01/01/2003 (228 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 at the traffic light junction with Broadway and at the roundabout, take the first exit onto The Quays where NV Buildings can be found further up on the left 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

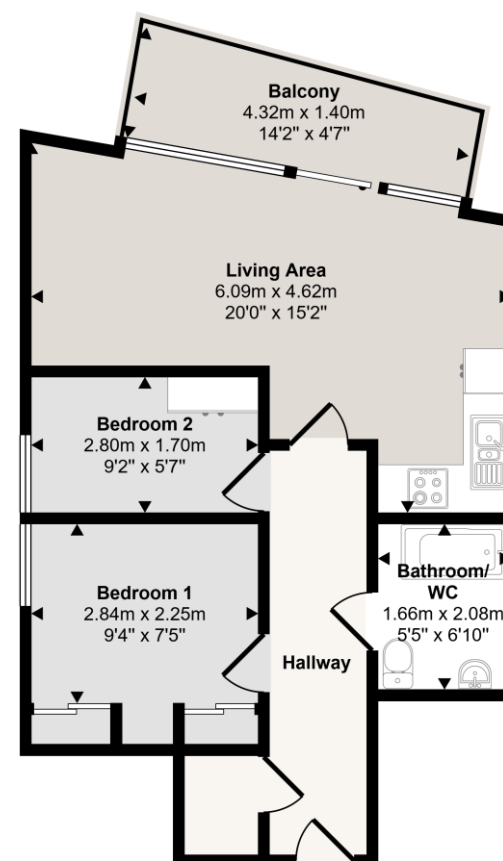
Apartment 61 N V Building 96, The Quays SALFORD M50 3BB		Energy rating C
Valid until 25 August 2030	Certificate number 8060-7728-7420-9186-4226	

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Approx Gross Internal Area
45 sq m / 487 sq ft



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

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