



Lawrence Copeland
town & city centre



FOR SALE

Apartment 63 NV Building, 96 The Quays, Salford Quays M50 3BB

PRICE: £360,000

EWS1 Certified. A superb 11th floor, refurbished, high specification, luxury apartment of approx. 896 sq ft with amazing balcony/terrace, stunning south facing views, electric wet central heating system, double glazing, concierge and one secure designated parking space. Ideal for owner occupier or property investor with a rental potential of approximately £1,500 pcm.

ACCOMMODATION

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

Communal 11th floor: Apartment.

Reception Entrance Hall with front door, beech finish strip flooring, utility cupboard with space and plumbing for washing machine and wet central heating boiler system.

Impressive Lounge/Dining Room/Kitchen measuring 20 ft 7 x 17 ft 4 (6.27m x 5.28m) with beech finish strip flooring, feature double glazed windows to the side and rear, patio doors to Balcony, feature media wall unit with 43 inch integrated Panasonic flat screen TV, three upright radiators and two low level radiators.

Refurbished Kitchen Area with divider island/breakfast bar, integrated microwave, fitted units with white doors and Corian worktops incorporating a range of wall and base cupboards, one and a half bowl sink unit, integral dishwasher, extractor hood, ceramic hob, electric under oven, integral fridge/freezer.

Amazing Balcony/Terrace measuring 30 ft 10 x 7 ft 8 (9.40m x 2.34m).

Bedroom One (rear) with patio doors to Balcony/Terrace, beech finish strip flooring, upright radiator, low level radiator, opening to **Ensuite Shower Room/Dressing Room** measuring 12 ft 11 x 7 ft 7 (3.94m x 2.31m) with triple integrated wardrobes with glass sliding doors, glazed vanity cabinet with concealed lighting, feature glazed door to Ensuite Shower Room/WC combined with slate tiled floor, feature large porcelain tiled walls, fixed glazed shower screen with double shower cubicle with rain shower head and flexible hose, wall mounted floating Japanese design WC, wash hand basin in vanity unit, vanity mirror, feature heated towel rail with glazed panel.

Bedroom Two (side) measuring 16 ft 5 including wardrobes x 9 ft 2 (5.00m x 2.79m) with tall double glazed window, beech finish strip flooring, upright radiator and range of built in wardrobes.

Luxury Master Bathroom/WC combined with high specification white suite comprising wall mounted floating WC, wash hand basin in beech vanity plinth, bath with glazed shower screen and over bath shower, Travertine tiled floor and part tiled walls, heated towel rail with glazed panel, feature vanity mirror in mosaic tiled surround, vanity plinth.

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: D

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. At the traffic light junction with Broadway, turn left into Broadway, bear left at the roundabout into The Quays and proceed where NV Building can be found 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.

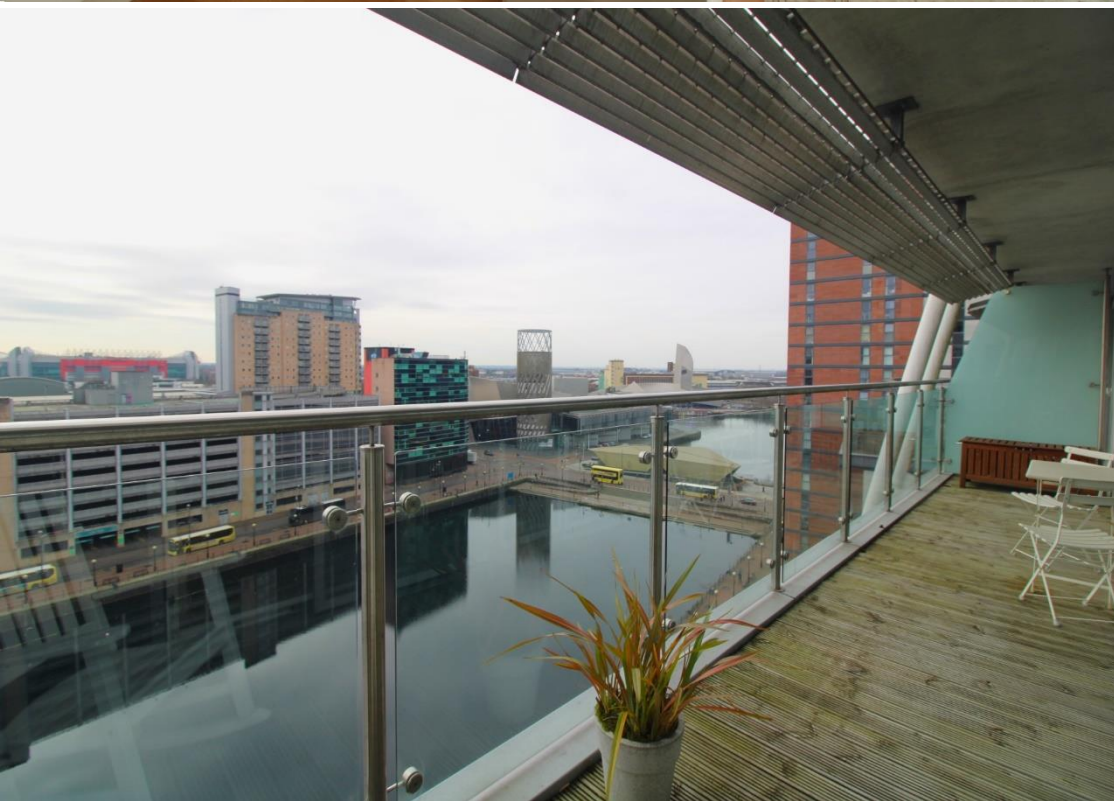
Fixtures and Fittings

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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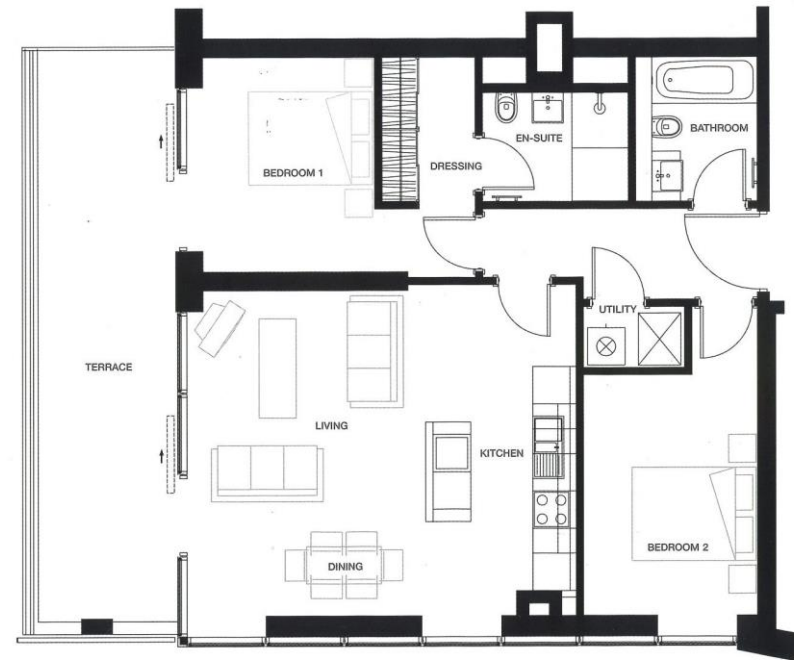
ENERGY PERFORMANCE CERTIFICATE

Apartment 63 N V Building 96 The Quays SALFORD M50 3BB	Energy rating B
Valid until 14 March 2035	Certificate number 6900-4725-8002-1897-0006

Property type	Mid-floor flat
Total floor area	75 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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