



Lawrence Copeland
town & city centre



FOR SALE

Apartment 1704 Millennium Tower, 250 The Quays, Salford Quays M50 3SB

PRICE: £245,000 NO CHAIN *furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. An outstanding and extensive 17th floor luxury apartment with stunning panoramic views over The Quays and beyond. The apartment has aluminium double glazing, electric underfloor heating and is south facing. There is a secure car park with one designated parking space. Ideal for owner occupier or property investor with a rental potential of £1,350 to £1,400 pcm.

ACCOMMODATION

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

Communal 17th floor: Apartment.

Reception Entrance Hall, L shaped, with front door, beech finish strip flooring, walk in Utility Cupboard with plumbing facilities.

Superb Lounge/Dining Room/Kitchen (rear) measuring 24 ft 8 x 13 ft 7 (7.52m x 4.14m), an amazing room in corner position with beech finish strip flooring, two feature rear double glazed windows and two side double glazed windows, door to **integral Balcony** with amazing views.

High specification Kitchen Area with attractive fitted units with white doors with granite effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, integral dishwasher, integral fridge/freezer, ceramic hob and electric under oven, single drainer sink unit.

Bedroom One comprising Bedroom Area (rear) measuring 11 ft 2 x 10 ft 10 (3.40m x 3.30m) plus deep recess, with two double glazed windows, opening to **Dressing Area** measuring 6 ft 9 x 5 ft 7 (2.06m x 1.70m) with door to Hall and door to luxury **Ensuite Shower Room/WC combined** measuring 9 ft 10 x 7 ft 8 (3.00m x 2.34m) with high specification white Duravit suite with chrome fittings comprising low level WC, wall basin, vanity plinth and mirror, part Travertine tiled walls and Travertine tiled floor, glazed shower screen to double shower cubicle with shower, chrome ladder radiator, extractor fan.

Bedroom Two (rear) measuring 11 ft 11 x 8 ft 11 (3.63m x 2.72m) with double glazed window.

Luxury Master Bathroom/WC combined (mid) with high specification Duravit white suite with chrome fittings comprising low level WC, wall basin, vanity plinth and mirror, part Travertine tiled walls and Travertine tiled floor, bath with glazed shower screen and over bath shower, chrome ladder radiator, extractor fan.

The building has two communal lifts, intercom entry bell system and there is **a secure car park with 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 1st August 2005. 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 in the direction of the M602 motorway, Proceed along Trafford Road, turning left into Broadway and then left into The Quays where Millennium Tower 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

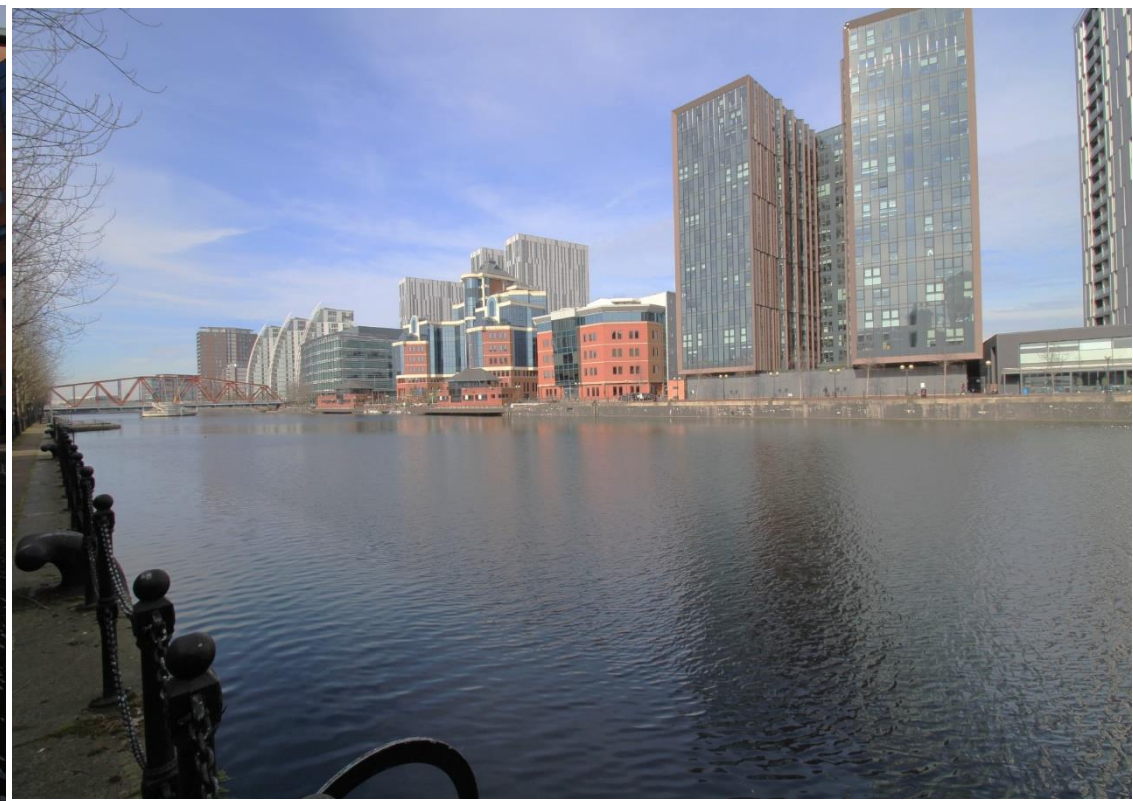
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.







ENERGY PERFORMANCE CERTIFICATE

Apartment 1704 Millennium Tower 250 The Quays SALFORD M50 3SB	Energy rating C
Valid until 10 March 2035	Certificate number 2081-7687-9050-8709-0095

Property type Mid-floor flat

Total floor area 74 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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.

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