



Lawrence Copeland
town & city centre



FOR SALE

Apartment 44 Egerton House, 3 Elmira Way, Salford Quays M5 3DH

PRICE: **£180,000** * furniture & furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. An immaculately presented, purpose built, top/4th floor apartment with electric heating system, uPVC double glazing, intercom entry, communal lift and secure designated parking space. Great location within a mile of Manchester City Centre and adjacent to Metrolink tram system. Ideal for owner occupier or property investor with a rental potential of approximately £1,200 to £1,300 pcm.

ACCOMMODATION

Entrance Hall with front door, built in airing cupboard with hot water cylinder, storage heater, laminate flooring.

Substantial and impressive Lounge/Dining Room/Kitchen (side) measuring 22 ft 3 x 9 ft 9 (2.97m), widening to the Kitchen Area to 14 ft 11 (4.55m) with uPVC double glazed French doors to Juliet balcony, laminate flooring, two storage heaters.

Attractive Kitchen Area with fitted units with maple finish doors and granite effect worktops incorporating a range of wall and base cupboards, integral dishwasher, space and plumbing for washing machine, electric hob and under oven, recess for fridge/freezer, sink unit.

Master Bedroom One (side) measuring 15 ft 1 x 9 ft 6 (4.60m x 2.90m) with two uPVC double glazed windows, wall heater and door to Ensuite Shower Room.

Luxury Ensuite Shower Room/WC combined with attractive white suite comprising low level WC, pedestal wash hand basin, glazed shower cubicle with shower, decorative waterproof wall boarding, two mirrors, vinyl floor covering, electric fan heater, extractor fan.

Bedroom Two (side) measuring 15 ft 1 x 8 ft 6 (4.60m x 2.59m) with uPVC double glazed window, wall heater.

Luxury Master Bathroom/WC combined (mid) with attractive white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, shaped feature bath with glazed shower screen and over bath shower, vanity mirror, decorative waterproof wall boarding, chrome ladder radiator.

Outside, there are attractive communal landscaped gardens and secure perimeter car park with electronically operated gates and one designated parking space (subject to permit).

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 29/09/2008 (128 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: B

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. Just before the Tesco Express, turn right into Elmira Way, proceed to the end where Egerton House can be found.

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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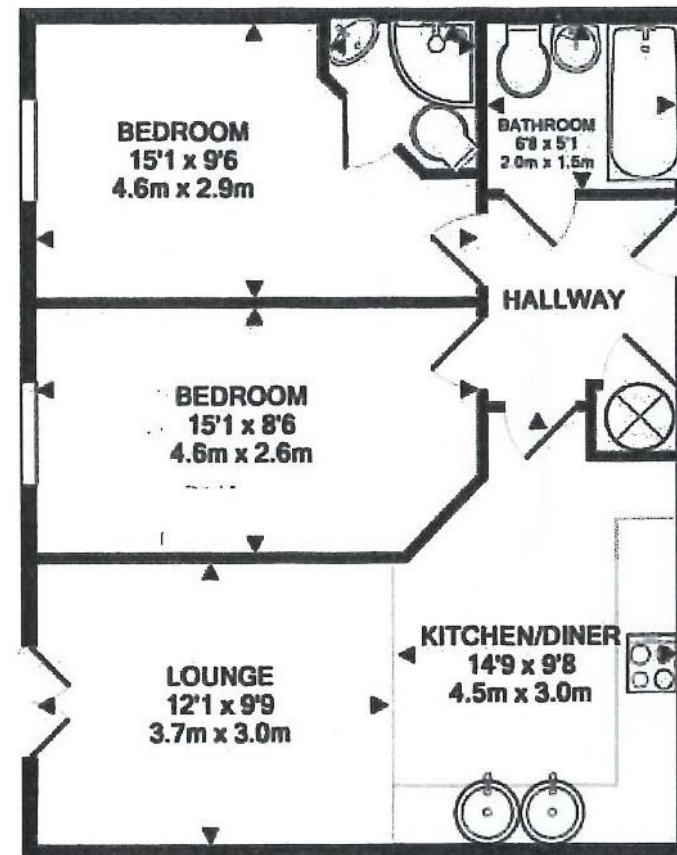
ENERGY PERFORMANCE CERTIFICATE

Apartment 44 Egerton House SALFORD M5 3DH		Energy rating C
Valid until 5 March 2035	Certificate number 2714-0951-9173-1626-4191	

Property type	Top-floor flat
Total floor area	59 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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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