



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 184 NV Building, 100 The Quays, Salford Quays M50 3BE

PRICE: **£185,000** \*furniture, furnishings and freestanding appliances available by separate negotiation

**EWS1 Certified, A1 rating.** Ideal for owner occupier or property investor, presently let on fixed AST until 10<sup>th</sup> November 2025 at £1,000 pcm. An impressive, well presented, purpose built, 4<sup>th</sup> floor apartment in landmark development NV Building of approx. 534 sq ft with electric wet central heating system, double glazing, one secure designated parking space, concierge and communal lift.

## ACCOMMODATION

**Reception Entrance Hall**, L shaped, with beech finish strip flooring, utility store with plumbing for washing machine and boiler system.

**Attractive Lounge/Dining Room/Kitchen** measuring 22 ft 1 (6.73m) x 11 ft 7 (3.54m), a bright and airy room with widespan double glazed windows and patio door to **Balcony** with views overlooking the Detroit Bridge and Huron/Erie Basin, beech finish strip flooring, upright radiator, two low level radiators.

**Fitted Kitchen Area** with attractive units with white doors and granite effect worktops incorporating a range of wall and base cupboards, integral fridge, integral freezer, integral dishwasher, ceramic hob, under oven, extractor hood, metro style ceramic tile splashbacks, one and a half bowl single drainer sink unit, low voltage spotlighting.

**One Double Bedroom** measuring 12 ft 7 (3.84m) x 9 ft 9 (3.00m) with beech finish strip flooring, Ben de Lisi designed built in wardrobes, inset TV display area, double glazed window/patio door to Balcony, upright radiator, low voltage spotlighting.

**Luxury Shower Room/WC combined** with attractive white suite with chrome fittings comprising low level WC, wash hand basin on beech vanity plinth, mirror, oak vanity plinth, extractor fan, heated towel rail, glazed shower door to double shower cubicle, part tiled walls, ceramic tiled floor.

**Outside**, there is a secure perimeter 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 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. At the traffic light junction with Broadway, turn left into Broadway and at the roundabout bear left into The Quays where NV Buildings can be found further along 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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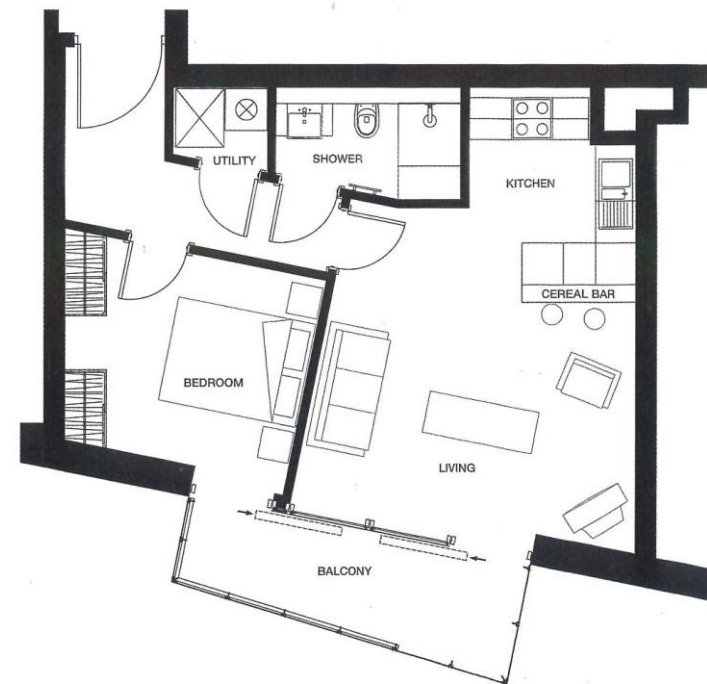
# ENERGY PERFORMANCE CERTIFICATE

Apartment 184 N V Building 100 The Quays SALFORD M50 3BE	Energy rating <b>C</b>
Valid until <b>17 August 2032</b>	Certificate number <b>9432-6428-9100-0618-9296</b>

Property type	Mid-floor flat
Total floor area	50 square metres

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

# FLOOR PLAN



## TYPEONEB

LIVING ROOM/KITCHEN	3.54M x 6.73M	11'7" x 22'1"
BEDROOM	3.84M x 3.00M	12'7" x 9'9"
BATHROOM	2.65M x 1.65M	8'8" x 5'5"
BALCONY	5.00M x 1.80M	16'5" x 5'10"



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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