



The Lightbox

Blue Media City UK

Miller Metcalfe
Every step of the way

The Lightbox

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First Floor Apartment



EPC Rating - B

*** Calling All First Time Buyers and To Let Investors ***

Fantastic First Floor Apartment Situated at the Heart of Media City UK, Finished to the Highest of Standards Throughout, Spectacular Open Plan Fitted Living Kitchen with a Host of Integrated Appliances, Useful Utility Cupboard, One Large Fitted Master Bedroom, Luxury Three Piece Shower Room, Balcony Providing Outdoor Space, Internal Viewing a Must.

This stunning modern apartment is situated in a highly popular development at the heart of Media City and adjacent to Salford Quays. Offering well-proportioned accommodation that is ideally suited to modern living, this wonderful apartment must be seen in person to be fully appreciated. T

The generous living space comprises a wonderful light and airy living kitchen featuring a fitted kitchen area with integrated appliances plus an attractive lounge area with sliding patio doors offering access to a private balcony. A good-sized double bedroom with fitted wardrobes plus a modern three-piece shower room/wc which completes the accommodation. The fabulous building has an attractive entrance with a manned reception area and lift to all floors. Outside the property has wonderful communal gardens.

The much sought after location is at the heart of Media City within walking distance to a host of amenities including a variety of shops, bars, restaurants and the homes of ITV and the BBC. It is also well placed for major transport links making it easy to commute into Manchester city centre and across the Northwest.

This property would make an ideal first time buy however would equally be suitable for a Buy to Let Investment with rental figures of circa £1,400 per calendar month expected. Rarely do properties of this calibre come to the market at such an attractive price and tend not to be available to buy for long. An early internal viewing is strongly recommended to avoid disappointment.

• **TENURE**
Leasehold - 250 Year Lease - 240 Years Remaining
Start Date - 05.08.2019 - End Date - 01.06.2266

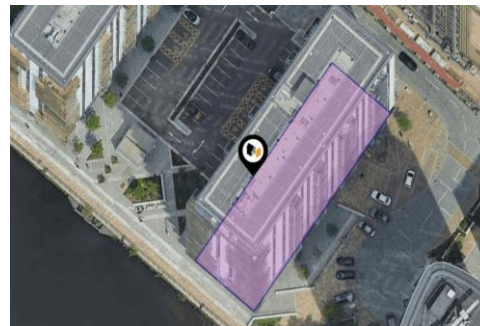
• **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - No

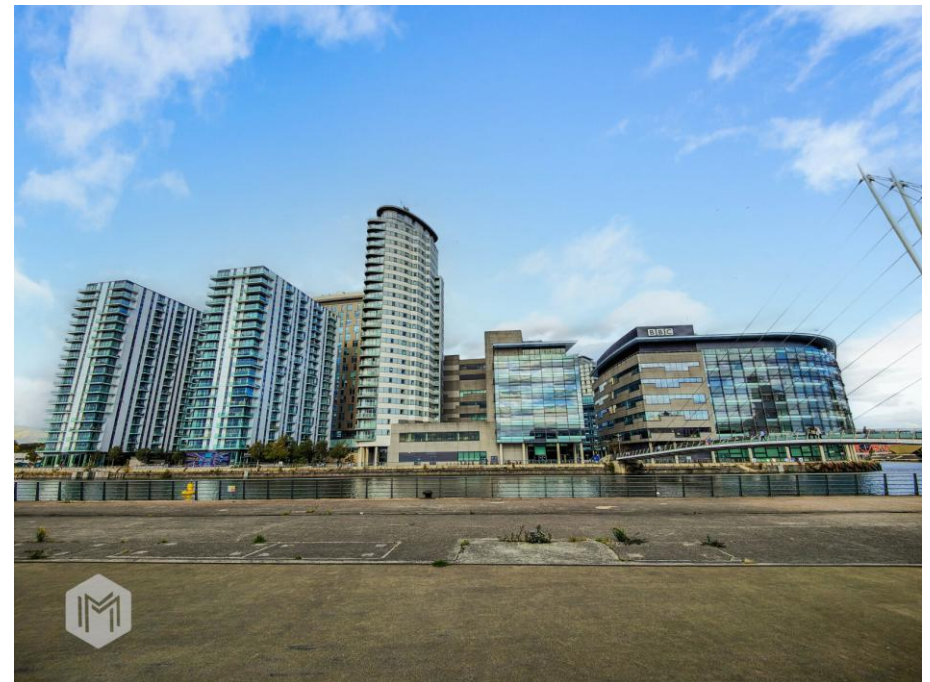
• **GROUND RENT/SERVICE CHARGE**
To Be Confirmed

• **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band C - £2,180 Per Year

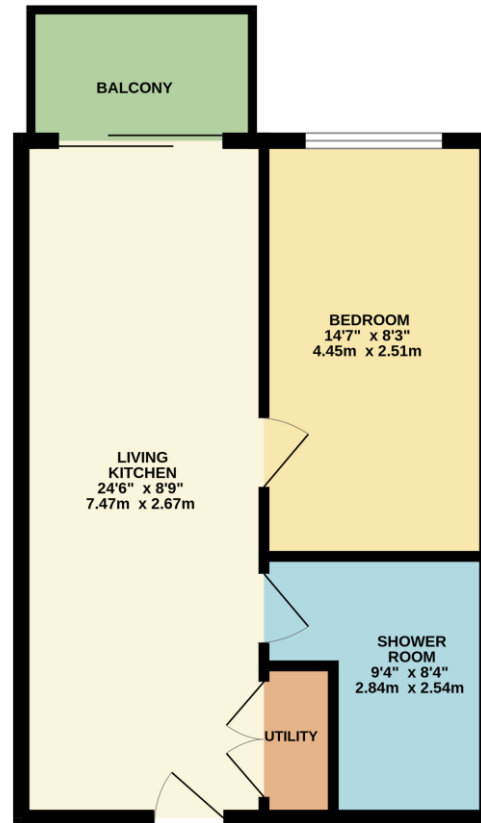
• **FLOOD RISK**
Very Low

• **BROADBAND**
Basic - 4 Mbps





GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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