



Apt 420 Fifty Five, 55 Queen Street, Salford, M3 7GW

Welcome to Fifty Five Development, a modern and stylish apartment located at 55 Queen Street in the vibrant area of Salford. This delightful 4th floor, one-bedroom apartment, built in recently, offers a contemporary living experience with a total area of 538 square feet. EWS-1 A1 Rating.

Upon entering, you will find a well-designed reception room that provides a warm and inviting space, perfect for relaxation or entertaining guests. The apartment features a modern fully fitted kitchen, including oven/ hob, fridge and freezer and dishwasher. A comfortable lounge with a floor to ceiling window, the bedroom also has floor to ceiling window and space for wardrobes and a stylish bathroom with a shower over the bath.

Price £180,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

With state of the art facilities including concierge desk, lounge, dance studio, well equipped gym and roof terrace. A 6 seater cinema room is also available on the ground floor.

Living/Kitchen

31'2" x 11'2"

Floor to ceiling double glazed window. The spacious open plan room has a superb fully fitted kitchen with appliances, fridge/freezer, dishwasher, oven, hob, extractor, washing machine. Quartz worktop and breakfast bar. Large storage cupboard housing hot water system and ventilation unit. The living area has electric heater, tv points and spot lights/.

Bedroom

14'0" x 9'1"

Floor to ceiling double glazed window, electric heater and room for wardrobes.

Bathroom

6'10" x 5'6"

Luxury three piece bathroom with shower attachment, wash hand basin and w.c. Quartz top and electric shaver point, heated towel rail. Partially tiled walls and tiled floor.

Additional Information

Service Charge £2200 pa

Buildings Insurance £530 pa

Ground Rent £290 pa

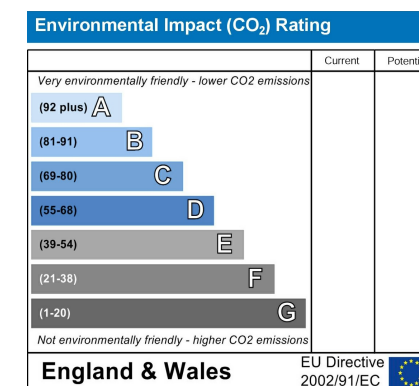
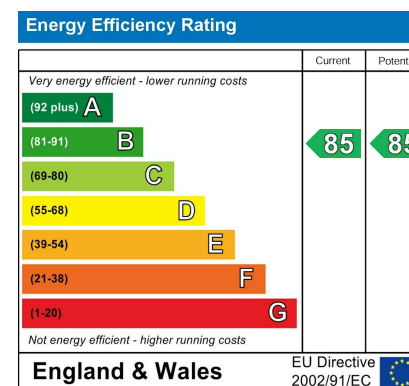
Lease 250 Years from 2020

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropis ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

