



**1506**

Queen Street | Salford | M3 7GY

**£1,400 PCM**

The  
**GOOD  
ESTATE**  
AGENCY



# 1506

Queen Street |  
Salford | M3 7GY  
£1,400 PCM

2 BED FURNISHED. FiftyFive is a vibrant and fast-paced community in the centre of Salford and Manchester which is perfect for those who want a life that goes beyond the ordinary. This is a quality, contemporary building minutes from everything that both cities have to offer which is designed to surpass high expectations. This 2 bed 15th Floor high spec apartment will come fully furnished with high spec integrated appliances and floor to ceiling windows throughout, offering plenty of space and natural light. The property comprises: entrance hall, storage cupboard / washing machine, master bedroom with fitted wardrobes and en suite bathroom, second double bedroom with covered balcony, open plan living & dining room through to high spec fitted kitchen. FiftyFive is far more than a place to rest your head, it is the ideal modern home where the extraordinary comes as standard.

Communal resident facilities include Resident workspace, gymnasium, yoga studios, cinema room & terrace garden. Work and play lounge and communal lobby

- TWO BEDROOMS
- 15TH FLOOR
- BALCONY
- GYM AND CINEMA ROOM
- TERRACE GARDEN
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- CLOSE TO CITY CENTRE
- RESIDENT WORKSPACE
- NEWLY COMPLETED



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk