



## 96 City Lofts, 94 The Quays, M50 3TS

£1,350 Per Calendar Month



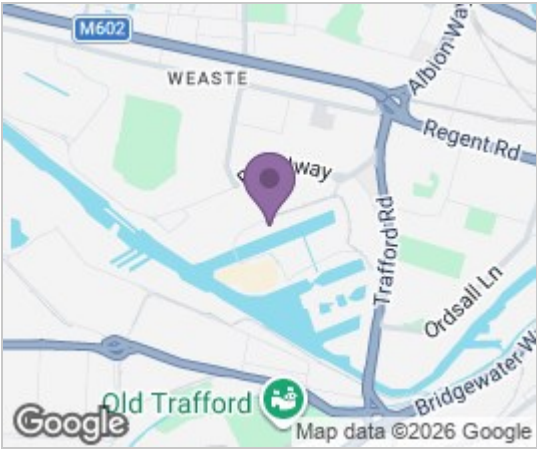
Welcome to City Lofts, an exquisite apartment located at 94 The Quays in the vibrant Salford Quays. This stunning property boasts two spacious double bedrooms and two well-appointed bathrooms, making it an ideal choice for professionals, couples, or small families seeking a modern living space.

As you enter the apartment, you are greeted by a bright and airy reception room that offers breathtaking waterfront views overlooking the quays. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The open-plan design seamlessly connects the living area to the dining space, perfect for entertaining guests or enjoying quiet evenings at home.

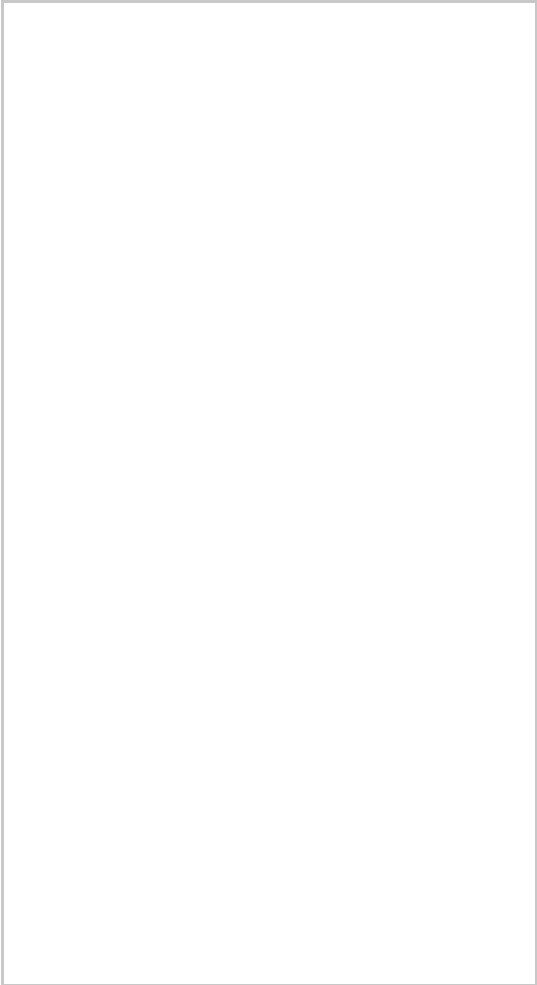
The kitchen is equipped with contemporary fixtures and fittings, providing both style and functionality for your culinary adventures. Each of the two double bedrooms offers ample storage and comfort, ensuring a restful night's sleep. The two bathrooms are tastefully designed, featuring modern amenities that cater to your daily needs.



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.