





# Apt 79 Labrador Quay, Salford Quays, M50 3YH

Jordan Fishwick are pleased to have for sale this spacious two bedroom apartment found on the ground floor of the Labrador Quay, in Salford Quays. The property boasts a set back kitchen, an open plan lounge with double glazed windows allowing lots of natural light. Boasting two bedrooms, a bathroom as well as views onto the communal gardens which lead onto the quays, this property is perfect for those wanting a comfortable living space.

The property has gated parking right-out side the apartment allowing for convenience and security. Furthermore, the proximity to a tram stop makes commuting a breeze, offering seamless connectivity to the surrounding areas.

## Offers Over £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Labrador Quay is a vibrant location, offering easy access to local amenities, transport links, and green spaces, making it a perfect spot for those who appreciate both convenience and community.

In summary, this flat presents an excellent opportunity for anyone seeking a comfortable and stylish home in Salford. With its appealing features and prime location, it is sure to attract interest. Don't miss out on the opportunity to own or rent this fantastic apartment in a prime location. Book a viewing today and envision the lifestyle that awaits you at Labrador Quay!

### Kitchen

7'5" x 9'3"

Laminate flooring, integrated gas oven/hob and extractor fan, freestanding fridge/freezer and washing machine, arched double glazed window.

### Lounge

12'8" x 15'8"

Open plan lounge, spot lighting, two arched double glazed windows, view of the communal gardens and Salford quays, radiator, electrical socket and TV access point, laminate flooring.

## Bedroom One

14'0" x 9'6"

Fitted carpet, arched double glazed window, spot lighting, radiator, electrical power sockets.

## Bedroom Two

10'4" x 7'3"

Fitted carpet, arched double glazed window, spot lighting, radiator, electrical power sockets.

## Bathroom

9'4" x 5'10"

Fully tiled bathroom, rain shower attachment, fitted cabinet with mirror, extractor fan, hand wash basin, WC and towel rail.

## Additional Information

Council Tax Band- C

Ground Rent- £100.00

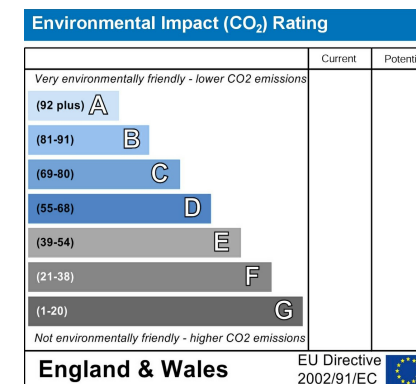
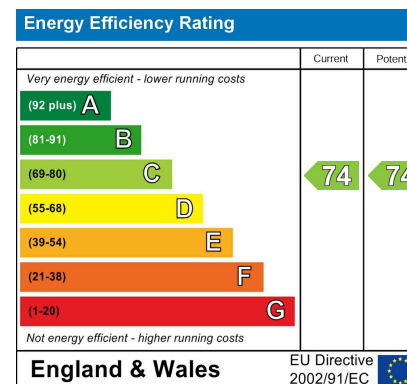
Service Charge- £155 PCM

EPC Rating - C

Lease term- 250 years from 1998

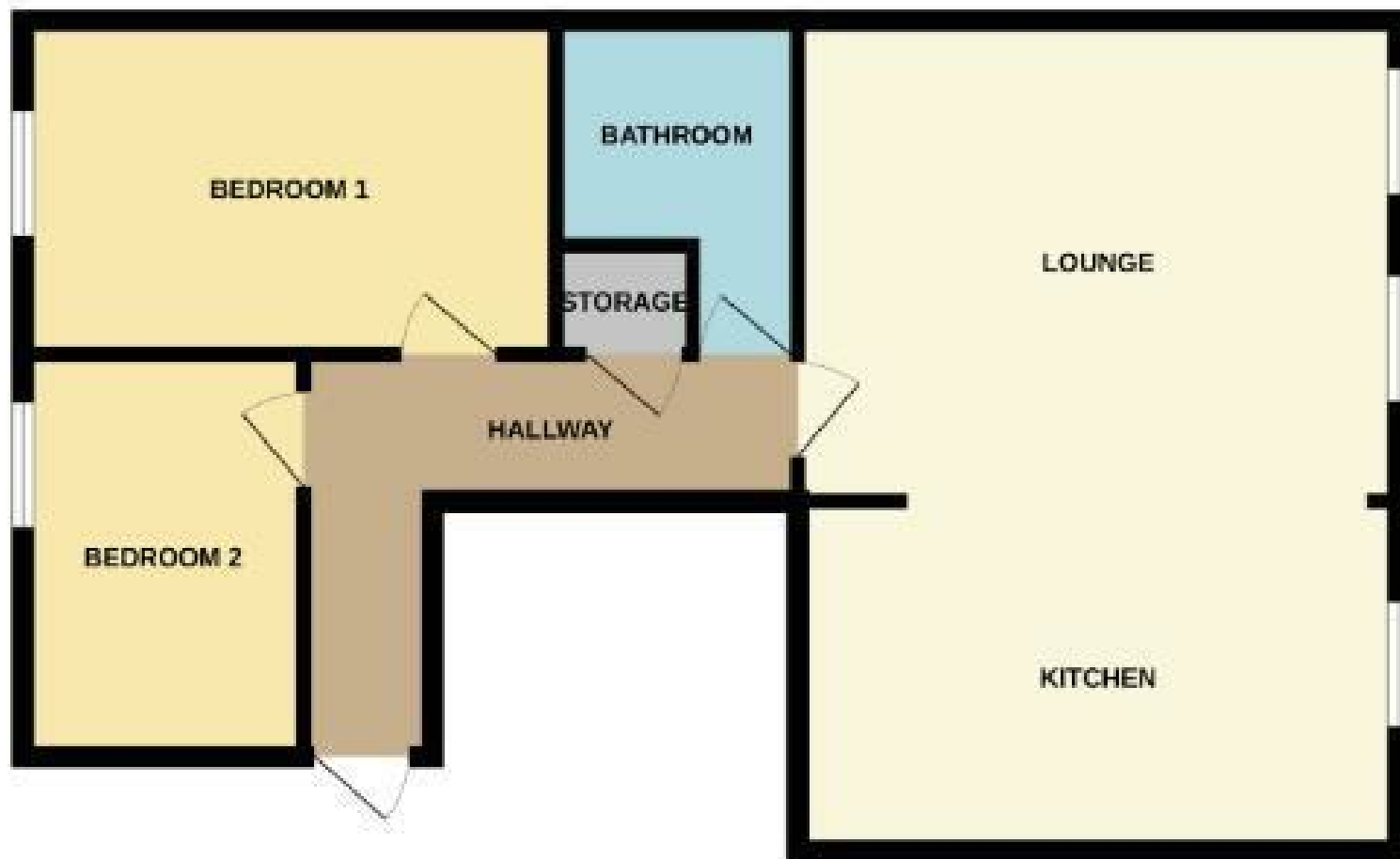
## Agents Notes

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.









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