



## **55 Queen Street, Salford, M3 7GX**

**£388,000**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE WITHIN THE "FIFTY FIVE" DEVELOPMENT LOCATED ON QUEEN STREET, M3

2 BEDROOMS & 2 BATHROOMS

LOCATED CLOSE TO SALFORD CENTRAL STATION, MANCHESTER VICTORIA & MARKET ST TRAM STOP

AMENITIES INC: ON SITE SHOP, CAFE, CINEMA ROOM, GYM, CO WORKING SPACE, RESIDENTS LOUNGE, ROOF GARDEN

GROUND RENT £250 PA / SERVICE CHARGE £3506 PA / LEASE 247 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- LOCATED IN "FIFTY FIVE"
- ON QUEEN STREET M3
- 2 BEDROOM 2 BATHROOM APARTMENT
- LOCATED NEAR TRANSPORT HUBS
- 0.3 MILES FROM SALFORD CENTRAL STATION
- 0.4 MILES FROM MANCHESTER VICTORIA STATION
- 0.6 MILES FROM MARKET ST TRAM STOP
- ROOF GARDEN, ON SITE SHOP & GYM
- AMENITIES INC CAFE, CINEMA, CO WORK SPACE, LOUNGE

## 55 Queen Street, Salford, M3 7GX



RECEPTION



RECEPTION



KITCHEN



KITCHEN



BEDROOM



KITCHEN



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BEDROOM



BEDROOM



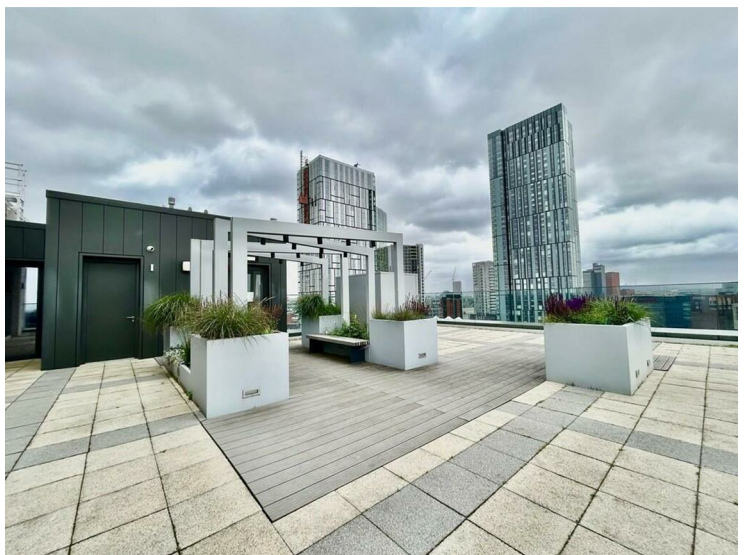
BATHROOM



EN-SUITE



BEDROOM



RESIDENTS AMENITIES





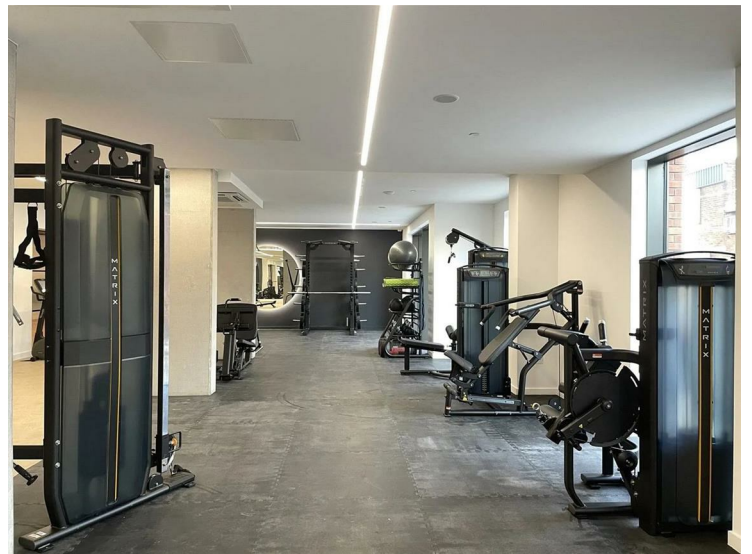
RESIDENTS AMENITIES



RECEPTION



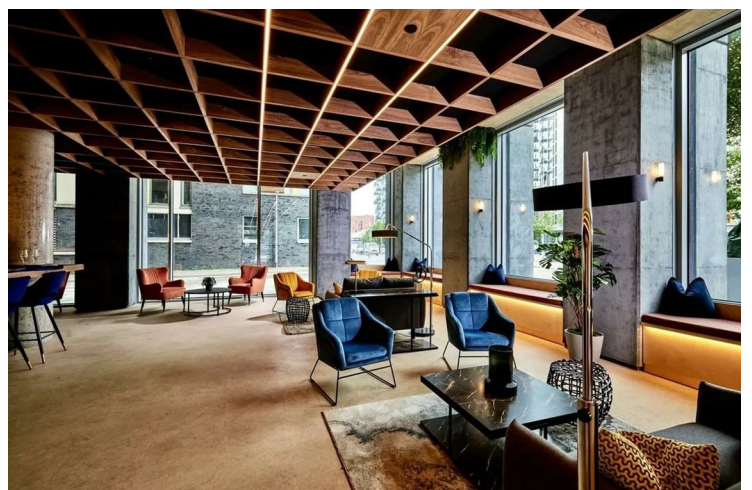
RESIDENTS AMENITIES



RESIDENTS AMENITIES



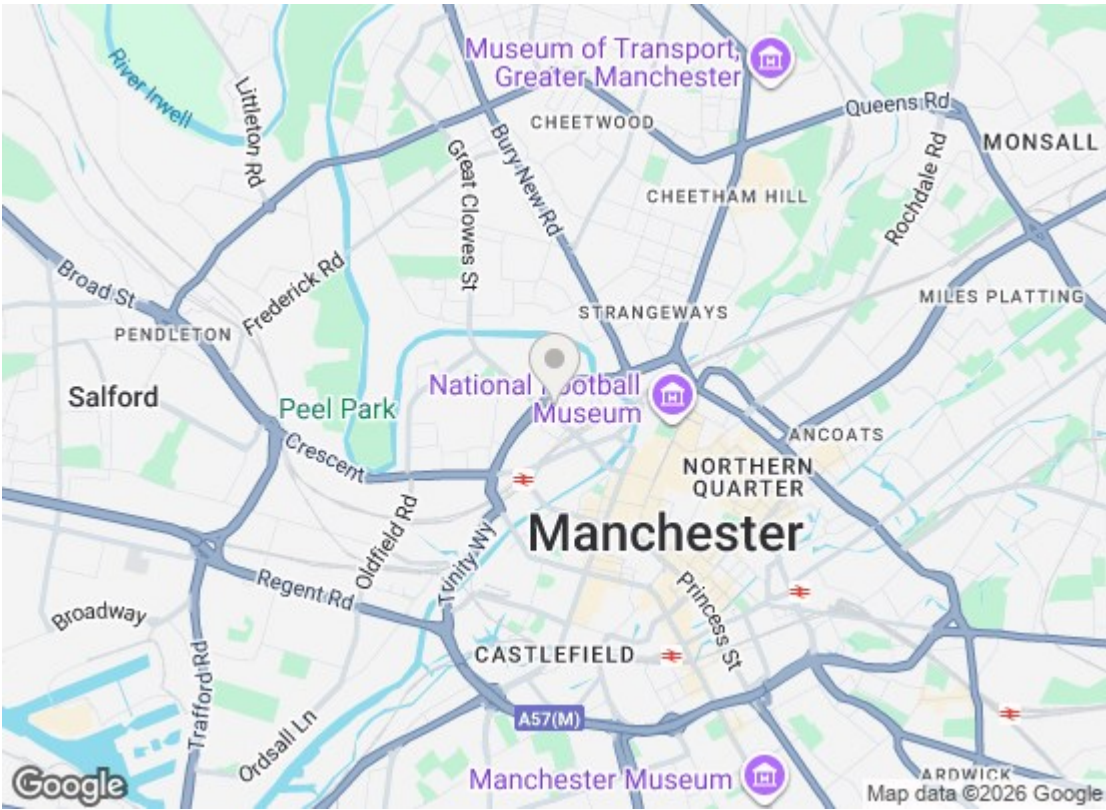
RESIDENTS AMENITIES



RESIDENTS AMENITIES



▼ 2 Bedroom Apartment - 68m<sup>2</sup>



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   | 85      | 85        |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.