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# Apt 2406 Bankside, Colliers Yard, 12 Boulevard, Salford, M3 7HZ

Located on the 24th floor, this superb two-bedroom, two-bathroom apartment offers luxurious living in a prestigious development.

The spacious entrance hall leads into a bright and airy corner living space with floor-to-ceiling windows, flooding the room with natural light and offering stunning views. The open-plan kitchen is finished to the highest standard, featuring premium Bosch appliances. Both bedrooms benefit from floor-to-ceiling windows, with the master bedroom boasting a stylish en-suite. A separate contemporary family bathroom completes the layout.

This property includes secure parking and is offered with no onward chain.

Residents enjoy access to an impressive range of amenities, including:

## Price £420,000

### Viewing arrangements

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

### The Development

Bankside is the 3rd development of Colliers Yard built by Renaker. With 24/7 concierge, huge communal areas, private dining area, world class gym, podcast studio this development is an ideal place to live and work from.

### Entrance Hall

The entrance hall leads to all rooms, herringbone laminate flooring, access to hot water storage.

### Lounge / Kitchen

24'6" x 12'4"

Very spacious lounge with wonderful views of Manchester city centre, herringbone laminate flooring throughout, TV access points, electronic heating/AC. Kitchen includes integrated Bosch appliances, Oven, hob and fridge / freezer

### Master Bedroom

12'1" x 11'3"

Fitted Carpets, Floor to ceiling windows, Electric heater, entrance to ensuite.

### En-Suite

7'6" x 5'9"

Fully Tiled, Hand Wash basin, W/C Fitted cupboards with mirror, heated towel rail, walk in shower with rain attachment.

### Bedroom Two

12'1" x 11'3"

Floor to ceiling windows, electrical heater, spot lighting.

## Bathroom

6'3" x 7'6"

Fully Tiled Bathroom, with low level hand wash basin, W/C fitted cupboards and mirrors with heated towel rail and spot lighting

## Externally

The property comes with a parking space, Co-working lounge, working pods, meeting room/ Mahjong room, gymnasium and gym studios as well as multi use suites.

## Additional Information

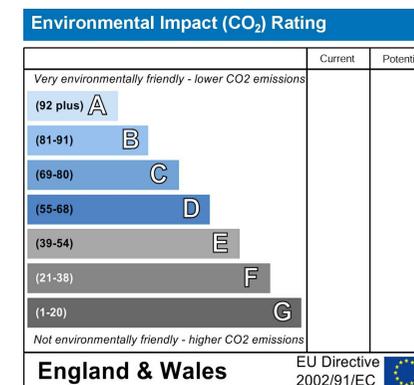
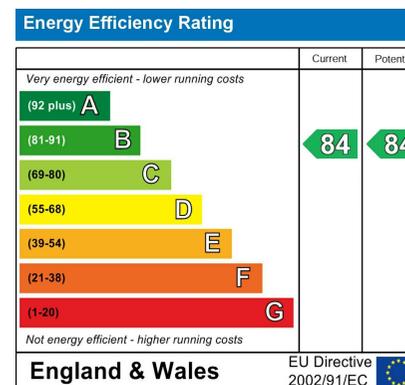
Service Charges- TBC

Lease- TBC

Ground Rent : Zero

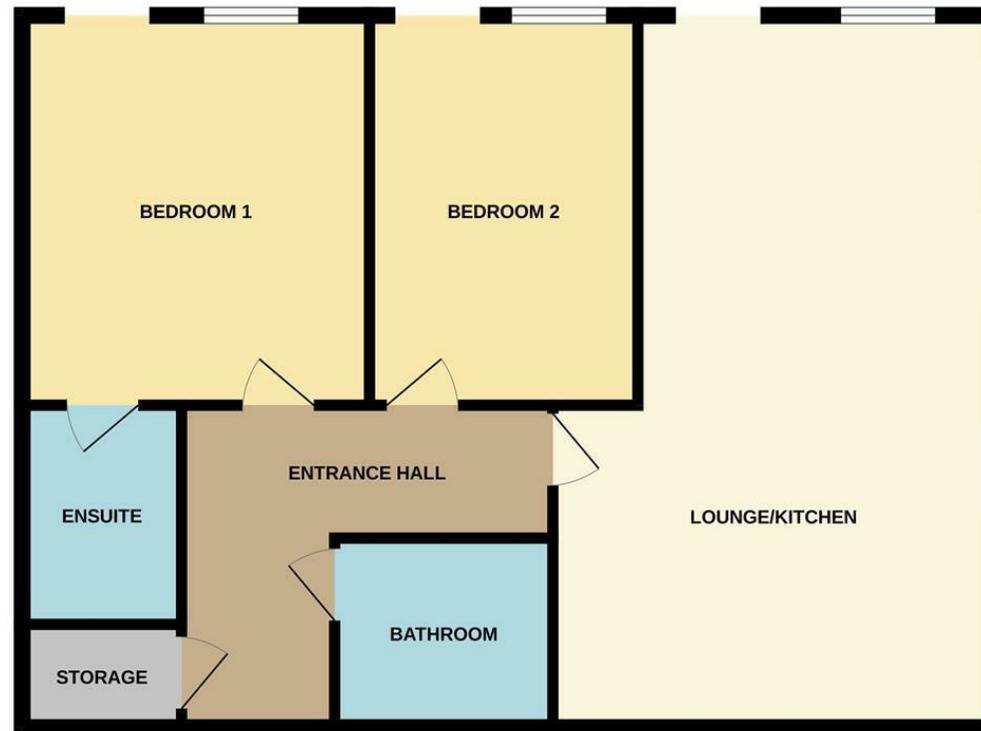
## Agents Note

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.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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