



RESIDE  
MANCHESTER



905 Number One MediaCity UK

Salford Quays, Salford, M50 2BA

**Asking Price £162,500**



## 905 Number One MediaCity UK

Salford Quays, Salford, M50 2BA

A bright and spacious two bedroom, two bathroom apartment located in the Number One Development, in the heart of MediaCity which represents one of the largest redevelopment programmes in the North West and the creative hub and new home of the BBC and ITV.

The location for this apartment is extremely convenient for people looking to have access to transport links, with the MediaCityUK Metrolink only a few minutes walk away and Salford Quays on your doorstep.

This property is tenanted on a periodic basis. EWS1 form available.

Call the sales team on 0161 837 2840 to arrange a viewing!

### The Tour

Situated on the 9th floor, you enter via a wooden front door into a spacious reception hallway, with wooden flooring, built in storage cupboard housing a washer dryer, phone system, downlights and doors radiating to the rest of the accommodation.

Living/Kitchen area: Wooden flooring, electric radiator, Peel Media entertainment points for TV, satellite, FM/DAB and telephone. Double glazed floor to ceiling sliding doors with a Juliet balcony.

The kitchen is fitted with a range of wall and base mounted units with complimentary work surfaces and tiled splashbacks. Integrated Electrolux fridge freezer, dishwasher, built in stainless steel Zanussi electric oven with four ring hob and integrated extractor hood. Stainless steel sink and drainer unit with mixer tap, under unit lighting. Electric radiator, downlights and air extractor unit.

Bedrooms: Carpeted bedrooms with floor to ceiling windows.

Bathrooms: Fitted with white three piece suite incorporating panelled bath with shower fitted over a bath in the family bathroom and a walk in shower in the en-suite, WC and hand wash basin, benefits from being fully tiled, heated towel rail, downlighting, air extractor unit and a mirrored storage cupboard over.





### The Area

MediaCityUK has become one of the most sought after places to live for both buyers and tenants.

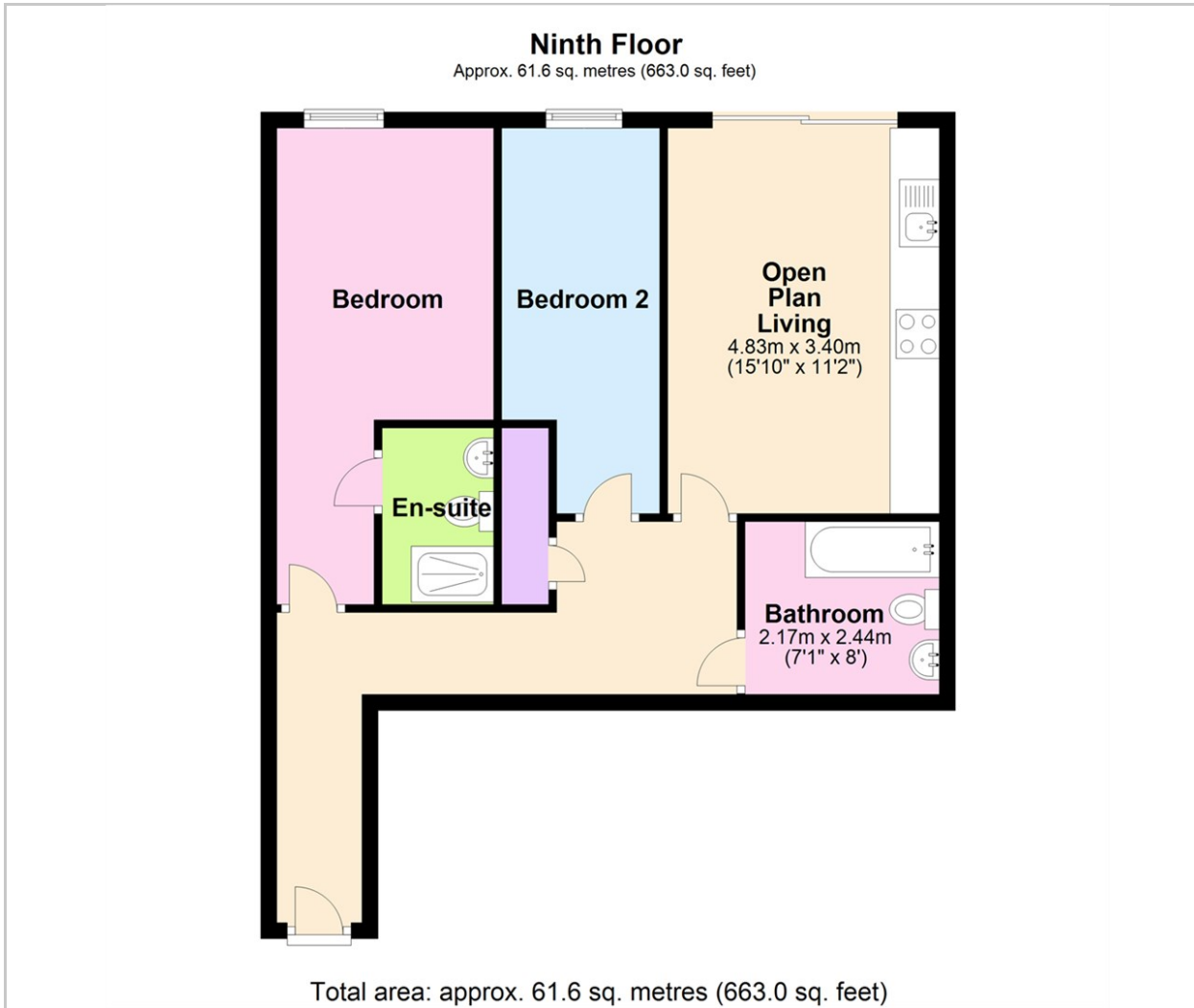
Located in Salford Quays and home to the BBC, ITV and Salford Universities Media Department as well as many more media and creative companies. MediaCity is a short walk to Old Trafford football ground and a very short commute back in to the City Centre or Hope Hospital, and benefits from its very own tram stop.

### Lease Information

Leasehold: 250 years from 2010.  
Service Charge: £3697.64 per annum.  
Ground Rent: £327.60 per annum.  
EWS1 B1 Rated.

- Two Bedrooms
- Two Bathrooms
- 9th Floor
- Tenanted On A Periodic Basis
- EWS1 Form Available
- EPC Rating C
- Juliet Balcony
- MediaCityUK
- Owner Occupiers & Investors Welcome
- Short Walk to Metrolink

## Floor Plan

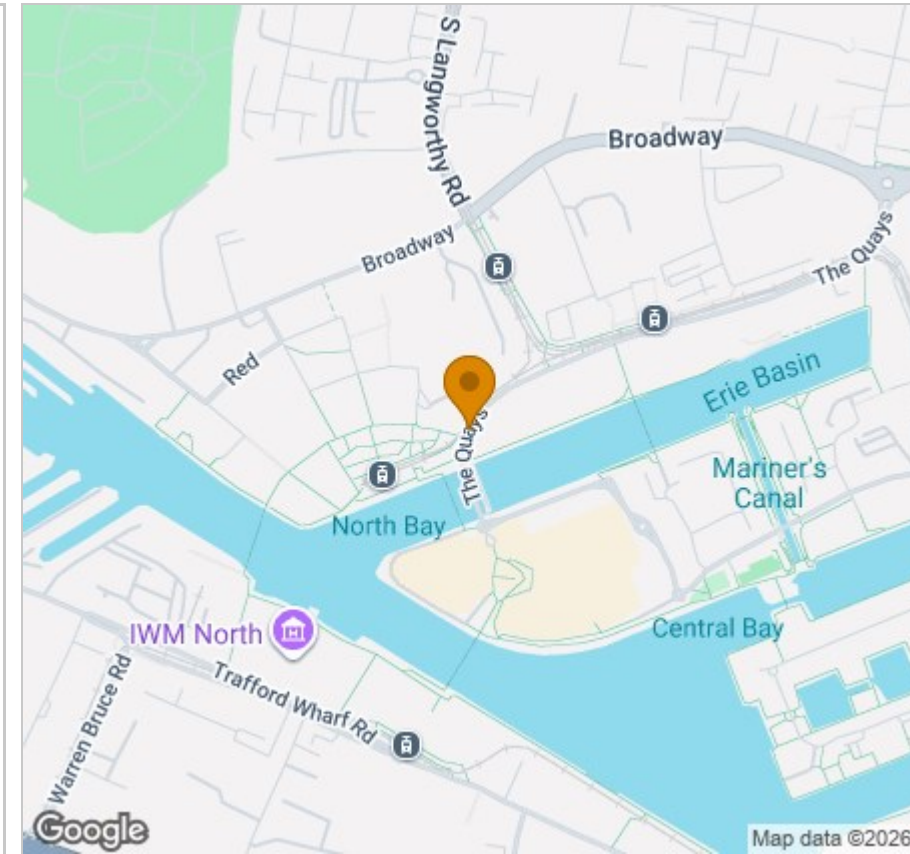


## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

