



## Apartment 709 The Exchange, 8 Elmira Way, Salford, M5 Offers Over £200,000



**\*\* SUBSTANTIAL PRIVATE TERRACE AND SECURE ALLOCATED PARKING SPACE INCLUDED \*\*** This bright and stylish two bedroom apartment is located on the seventh floor of a modern purpose built development at Elmira Way in Salford and is perfectly positioned close to Salford Quays, MediaCity UK and Manchester city centre. It's walking distance to transport links including Exchange Quay tram stop and within easy reach of the M602. The well proportioned layout is enhanced by a hugely impressive terrace which is accessed via the living room and is perfect for entertaining guests. This is the main focal point of the apartment and is what sets it apart from many others in the building. It also boasts a secure parking space and there is a residents' only gym on the ground floor. Viewings highly recommended. EPC rating (D)

Lease: 138 years from 2015  
Ground Rent: £333.85 P.A.  
Service Charge: £2,491.04 P.A.

- STYLISH SEVENTH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- SECURE ALLOCATED PARKING SPACE INCLUDED
- SHORT WALK FROM EXCHANGE QUAY TRAM STOP AND ORDSALL PARK
- BRIGHT CORNER ASPECT POSITION
- SALFORD QUAYS LOCATION
- IMPRESSIVE PRIVATE TERRACE
- ON SITE RESIDENTS' GYM
- EPC RATING D

