



 1  
Bedroom

 1  
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market this very well presented one bedroom first floor apartment situated in Quay 5, Block B, Ordsall Lane, Salford M5. The apartment is spacious throughout and comprises of an L shaped hallway which provides access to all rooms, a spacious open plan living area with fitted kitchen and balcony, one spacious double bedroom and a three piece bathroom suite. The apartment also benefits from one secure allocated parking space.

The regenerated area of Ordsall Lane now offers an abundance of residential developments all attracting first time buyers and investors alike due to its proximity to public transport links, motorways, Media City and Manchester City Centre. Residents are also within walking distance to Regent Road retail park.



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**Lounge** 5.00m x 5.26m (16' 5" x 17' 3")

Laminate flooring. Large double glazed floor to ceiling window and door leading to balcony at the front aspect, double glazed window to side aspect. 2 x Electric panel heaters. T.V & phone points. Ceiling light points. Range of power points. Kitchen Area. Laminate flooring. Fully fitted kitchen with a range of base and wall units with dark grey marble effect worktop. Stainless steel inset 1 ½ bowl sink with mixer tap. Integrated electric hob and oven. Ceiling light point. Range of power points.

**Master Bedroom** 2.88m x 3.71m (9' 5" x 12' 2")

Double glazed window to front elevation. Electric panel heater. TV point. Ceiling light point. Range of power points. Carpet flooring.

**Bathroom** 1.89m x 2.48m (6' 2" x 8' 2")

White three piece suite comprising; W.C, hand wash basin and bath with overhead shower. Partially tiled wall. Extractor duct. Ceiling light point.

### General Information

Lease term: 999 years lease granted in 2004: Monthly service charge of £129.03. Ground Rent: An annual ground rent of £109.20 is payable per annum. EPC rating: C. Council Tax Band: A. One Parking Space.

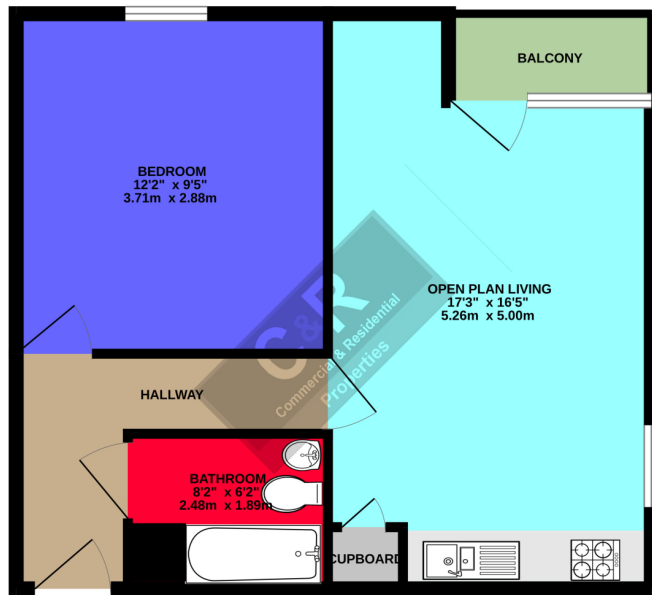
### Agents Notes

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If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

FIRST FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Quay 5, M5

