



9.06 Abito, Clippers Quay, Salford, M50 3BS

Offers Around £91,000



With fabulous views overlooking the water, this 9th Floor studio apartment (353 sq ft) is situated in the highly sought after Abito building in Salford Quays. This stylish and contemporary apartment features an open plan living area with floor to ceiling doors overlooking the water leading out onto the balcony. There is a modern fully fitted kitchen, bathroom and bedroom area with a wardrobe and large amount of integrated storage space.

The development itself has a 24-hour onsite concierge and is a minute walk from the Exchange Quay Metrolink stop offering easy access to Manchester City Centre. With this a wealth of amenities are in close proximity including the Lowry centre, White City retail park and a Co-Op within walking distance. Abito's clever functionality and high-spec finish is combined with a fantastic waterside location that redefines affordable urban living.

Contact us now to arrange a viewing and avoid disappointment.
Currently tenanted so ideal investment opportunity.



Accommodation

An excellent opportunity to acquire a stunning waterfront apartment in the highly sought-after Abito development at Salford Quays. Situated on the 9th floor, this contemporary studio apartment offers stylish, intelligently designed living space, making it an ideal choice for first-time buyers, young professionals, graduates, or investors.

The apartment features an innovative layout that maximises space and functionality, including a versatile sleeping area with a pull-down bed, a sleek pod-style bathroom fitted with a modern three-piece suite, and a well-equipped kitchen with a range of matching units and integrated appliances. The bright and inviting living area is complemented by ample built-in storage throughout.

One of the property's standout features is the private balcony overlooking the water, enjoying a prime position within the development and offering spectacular waterfront views. Residents also benefit from the convenience and security of a 24-hour concierge service, all within easy reach of MediaCityUK, excellent transport links, and a wide range of local amenities.

Studio

Bedroom Space

Pull down bed, fitted floor to ceiling wardrobes over the bed providing ample storage and hanging. Bed spotlights, wooden effect laminate flooring, shelving unit built into the back of the pod.

Cupboard

Storage cupboard housing water meter and shelving

Bathroom

White three piece suite including a panelled bath with chrome tap and shower over, wash hand basin with chrome mixer tap, low level Wc, laminate effect flooring, spotlights, extractor fan, mirror over the sink.

Lounge/Kitchen

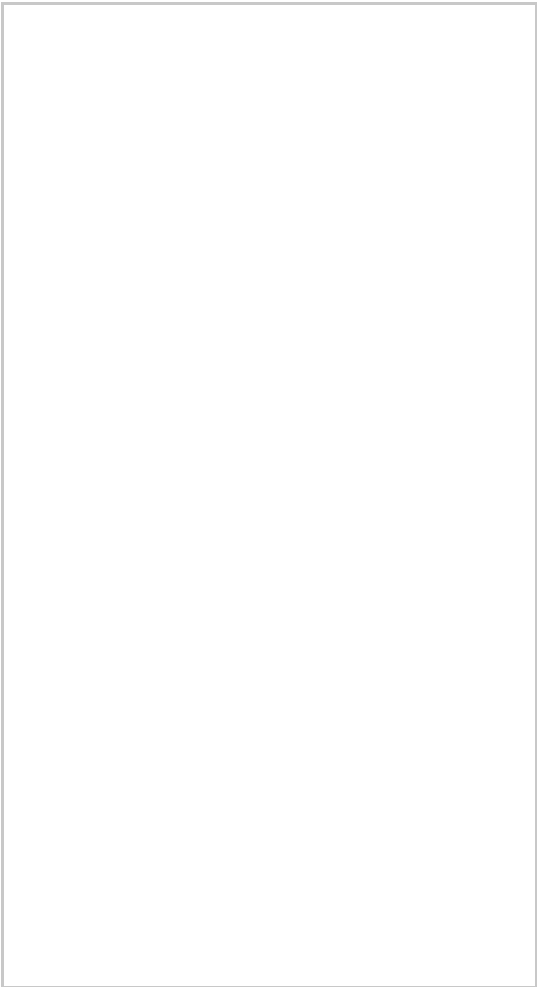
With floor to ceiling doors and windows leading out to a balcony. Wooden effect laminate flooring, concealed floor sockets, wifi point, fitted kitchen with a range of matching eye and base level units, sink unit with mixer tap in chrome, grey roll top work surface, splash back, two ring electric hob, integrated microwave oven, integrated fridge/freezer.

Balcony

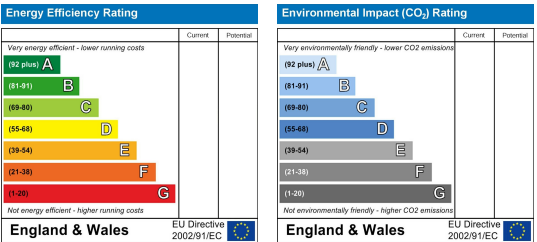
Area Map



Floor Plans



Energy Efficiency Graph



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