





Benson Bunch

Bespoke Property Consultancy
Residential Letting and Sales

Penthouse Apartment, Clowes Street, Salford Quays

Salford, M3 5ND

Asking Price £815,000

- Penthouse apartment
- Walking distance of Manchester city centre
- Open plan kitchen/living area
- Two floors
- Service charge approx £15,000 per annum
- Large wrap around balcony
- Two parking spaces included
- 3 bedrooms, 2 Bathrooms
- 24 hour concierge

PROPERTY SUMMARY

A stunning three bedroom duplex Penthouse with amazing views, in the heart of the City Centre. This attractive penthouse is set on the 18th floor with stunning views over the City. Its fantastic location is within walking distance of all Manchester City Centre.

The property is offered fully furnished and briefly comprises: Entrance Hall with WC and large storage cupboards housing washer/dryer. Substantial living, dining and kitchen area with floor to ceiling windows offering an abundance of light coming into the apartment. Kitchen area benefits from electric hob, oven and microwave. Dishwasher. Fridge /Freezer. Mezzanine level above the living area offering more living space which could be utilised as a home office area. Stairs leading down to Master Bedroom with fitted wardrobes and full en-suite bathroom. Two further double bedrooms. Family Bathroom with Bath and shower. Large Storage cupboard. Large wrap around balcony on both floors offering outdoor space and fantastic views. The property benefits from 24 hour concierge and two allocated parking spaces in secure gated car park.

Lease Term: 250 years (less one day) from 1 January 2002

Ground Rent: £250 per annum

Service Charges: £15,000 per annum

3

2

2



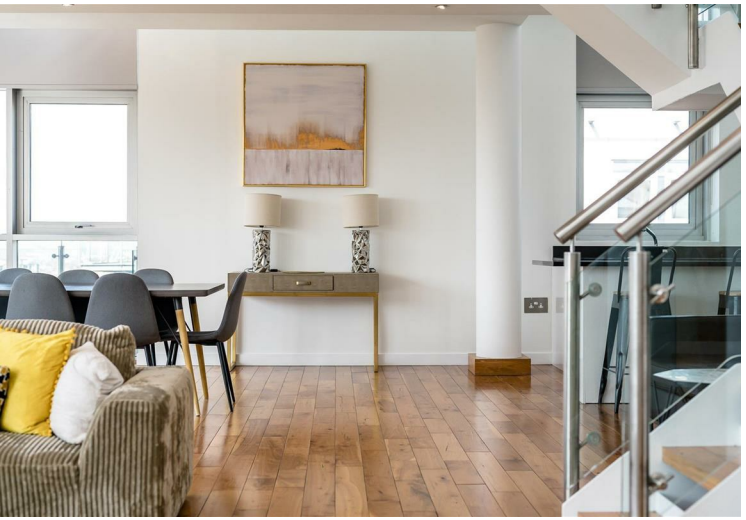
















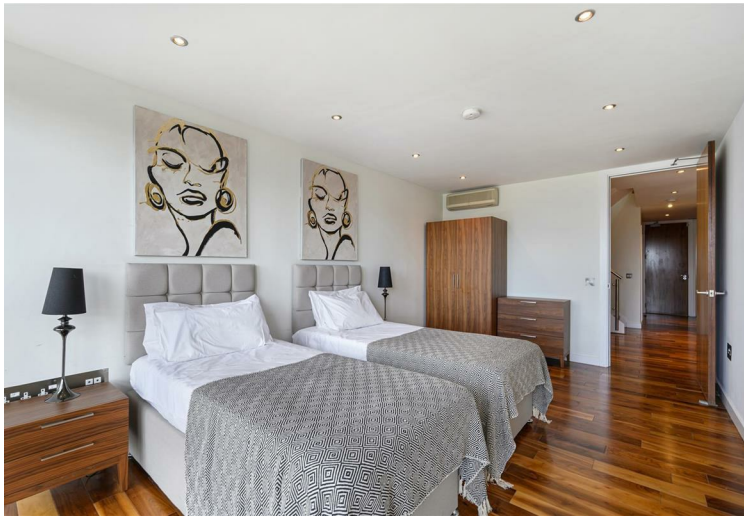



























SLEEP







Total floor area 274.6 sq.m. (2,955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band:

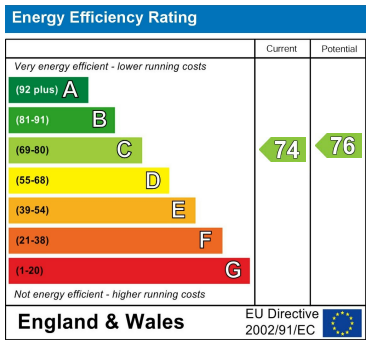
Tax Band H

Tenure:

Freehold

Local Authority:

Manchester City Council



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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