



Apt 420 Fifty 5ive, 55 Queen Street, Salford, M3 7GW

Welcome to Fifty 5ive Development, a modern and stylish apartment located at 55 Queen Street in the vibrant area of Salford. This delightful 4th floor, one-bedroom apartment, built in recently, offers a contemporary living experience with a total area of 538 square feet.

Upon entering, you will find a well-designed reception room that provides a warm and inviting space, perfect for relaxation or entertaining guests. The apartment features a modern fully fitted kitchen, including oven/ hob, fridge and freezer and dishwasher. A comfortable lounge with a floor to ceiling window, the bedroom also has floor to ceiling window and space for wardrobes and a stylish bathroom with a shower over the bath.

Price £180,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

With state of the art facilities including concierge desk, lounge, dance studio, well equipped gym and roof terrace. A 6 seater cinema room is also available on the ground floor.

Living/Kitchen

31'2" x 11'2"

Floor to ceiling double glazed window. The spacious open plan room has a superb fully fitted kitchen with appliances, fridge/freezer, dishwasher, oven, hob, extractor, washing machine. Quartz worktop and breakfast bar. Large storage cupboard housing hot water system and ventilation unit. The living area has electric heater, tv points and spot lights/.

Bedroom

14'0" x 9'1"

A Floor to ceiling double glazed window, electric heater and room for wardrobes.

Bathroom

6'10" x 5'6"

Luxury three piece bathroom with shower attachment, wash hand basin and w.c. Quartz top and electric shaver point, heated towel rail. Partially tiled walls and tiled floor.

Additional Information

Service Charge £2200 pa
Buildings Insurance £530 pa
Ground Rent £290 pa
Lease 250 Years from 2020

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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