jordan fishwick

Apt 226 Quebec Building, Bury Street, Salford, M3 7DU

Jordan Fishwick are pleased to have for sale this exquisite two bedroom apartment found on the second floor of the Quebec building, Salford.
The property comprises of a welcoming entrance hall leading to all rooms, open plan lounge with a balcony, kitchen including integrated appliances, two double bedrooms with the master including an en-suite, a modern family sized bathroom. Funding in place but works on the EWS-1 are yet to start.
Mortgage buyers welcome but need to check with their provider first.

Offers Over £185,000

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

The Building

Situated in a prime location, the Quebec Building offers easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent choice for those who appreciate the convenience of city living.
This apartment is not just a place to live; it is a lifestyle choice that combines modern living with the charm of Salford. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of this thriving community. Do not miss the chance to make this delightful apartment your new home.

We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss*.

Kitchen

7'1" x 8'5"
Range of wall and base units with complimentary kitchen worktop, integrated oven and hob with extractor fan, fridge / freezer, spot lighting, shuttered storage cupboards, laminate flooring.

Lounge

18'6" x 14'7"
Open plan lounge, laminate flooring, double glazed UPVC window, access to the balcony via double glazed UPVC door, spot lighting, T.V access point, electrical heater.

Bedroom One

9'4" x 14'2"
Spacious bedroom, with dressing area as you enter, fitted carpets, spot lighting, electrical heater, two double glazed UPVC windows, access to the en-suite.

En-Suite
5'2" x 7'10"
Enclosed glass shower cubicle, rain attachment with mixer, fitted mirror and storage cabinet, heated towel rail, low level W.C, hand wash basin, part tiled.

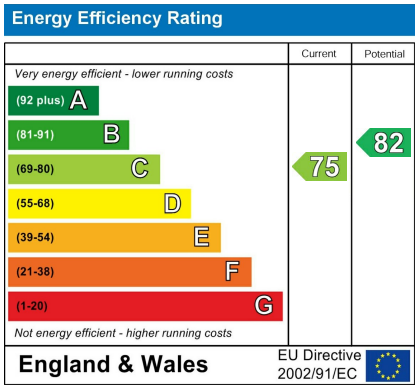
Bedroom Two
13'10" x 12'4"
Spacious bedroom, with dressing area as you enter, fitted carpets, spot lighting, electrical heater, two double glazed UPVC windows.

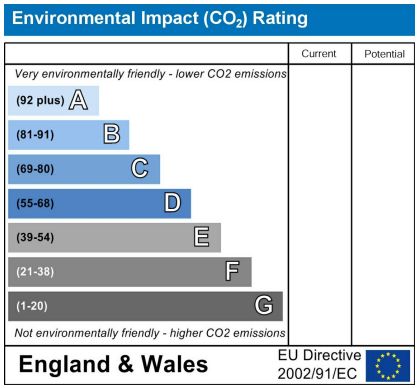
Bathroom
7'0" x 7'10"
Part tiled bathroom, glass shower screen, rain attachment with mixer, fitted mirror and storage cabinet, heated towel rail, low level W.C, hand wash basin, heated towel rail.

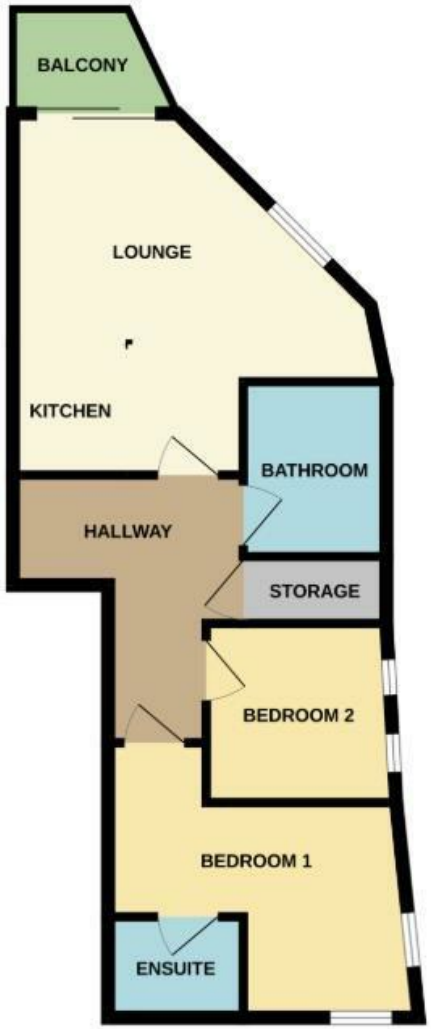
Externally
Balcony accessed through lounge.

Additional Information
Lease - 250 years from 2004
Ground rent: £250 per annum
Service charge: £4,504.00
Council tax band - D
EPC Rating - C

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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk