



81 Tempus Tower

Mirabel Street

Miller Metcalfe
Every step of the way

81 Tempus Tower

Mirabel Street

Upper Floor Apartment



EPC Rating - B

*** Breath-Taking 11th Floor Luxury Two Bedroomed Apartment with Awe Inspiring Views Over the Manchester Skyline, Situated within a Spectacular Waterside Development on the Fringe of Manchester City Centre, With Well Proportioned Open Plan Living Space, Fabulous Balcony, Significantly Upgraded by the Current Owner to the Highest of Specifications, Internal Viewing A Must ***

Tempus Tower on Mirabel Street is stunning development situated where Salford meets Manchester City Centre. This luxury apartment is situated upon the 11th floor and provides luxury apartment living at an affordable price also featuring exceptional rental potential with the added benefits of secure access site with a telephone intercom entry system and lift to all floors making it ideal for young working professionals looking for inner city living.

The property is finished to exceptionally high standards throughout and boasts generous living space throughout, comprising an inviting entrance hall, splendid light and airy open plan living fitted living kitchen which features a stunning lounge, wonderful dining area and a high end kitchen with integrated appliances, providing more than enough room for relaxing dining and cooking, a fabulous master bedroom with fitted storage and its own luxurious en-suite shower room, guest bedroom with dual aspect windows and a wonderful three piece bathroom. A generous balcony provides superb outdoor space with far reaching views over the impressive skyline.

The property further benefits from a secure car park where a double car parking space can be rented for approximately £145 per month if required, a telephone intercom entry system, plus a lift to all floors.

The location is within walking distance to a host of amenities that are quite literally on the doorstep including shops, bars restaurants with all the fantastic attractions of Manchester City centre only a short distance away. It is also well placed for major transport links that offer easy access for commuting across the Northwest.

Only by internal inspection with buyers fully appreciate the size, views and finer features amazing property and an early internal inspection is strongly advised to avoid disappointment.

• TENURE

Leasehold
125 Year Lease - 103 Years Remaining
Start Date - 04.10.2006 - End Date - 01.01.2130

• SATELLITE/FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - No

• GROUND RENT/SERVICE CHARGE

Ground Rent - £250.00 Per Year
Service Charge - £310.00 Approx. Per Month

• LOCAL AUTHORITY AND COUNCIL TAX

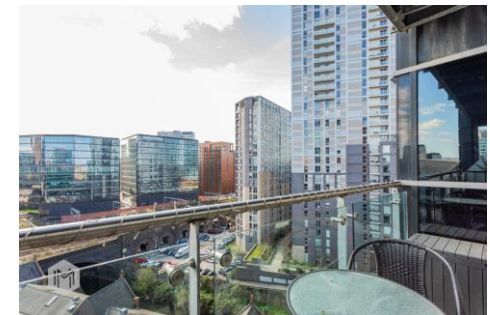
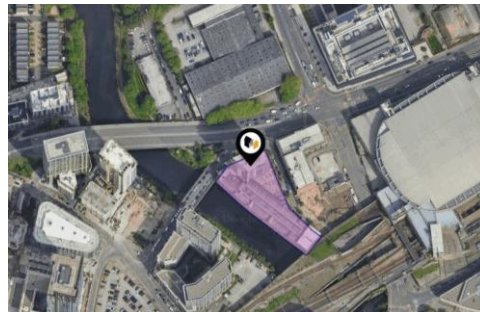
Salford - Band D - £2,183.00 Per Year

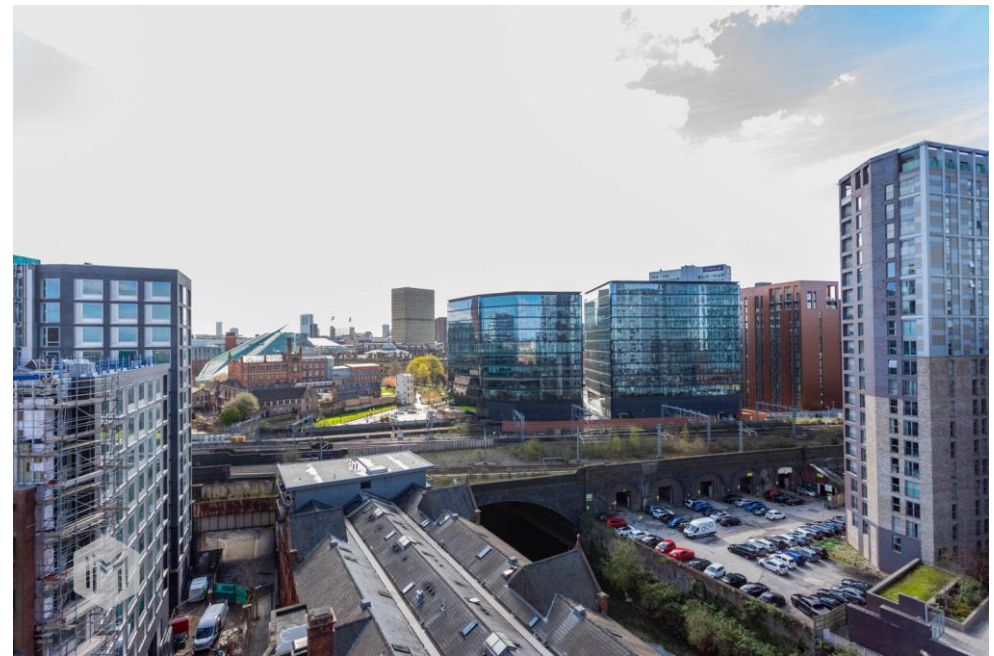
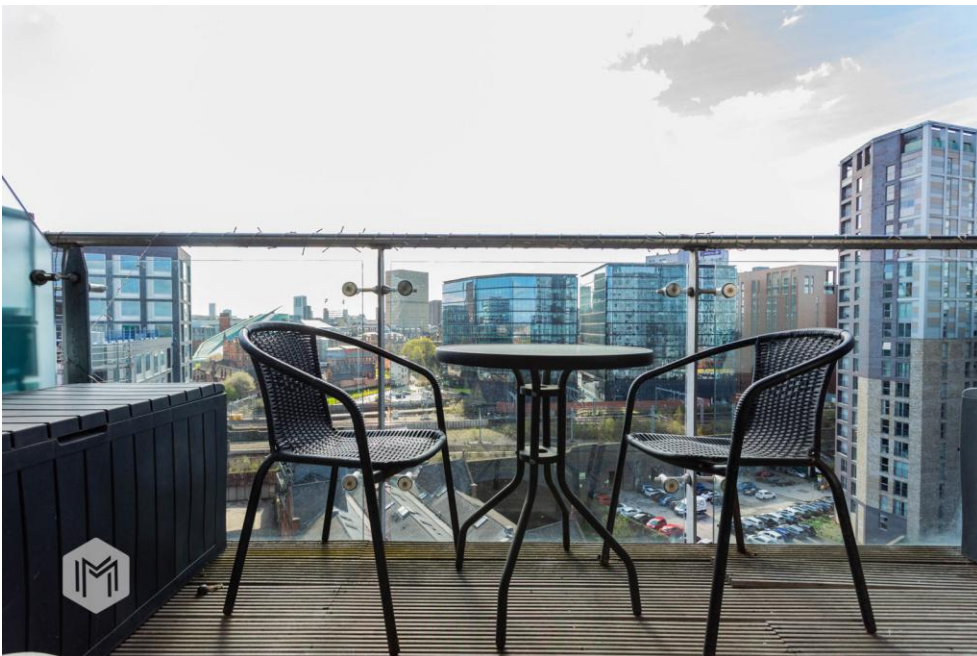
• FLOOD RISK

Low

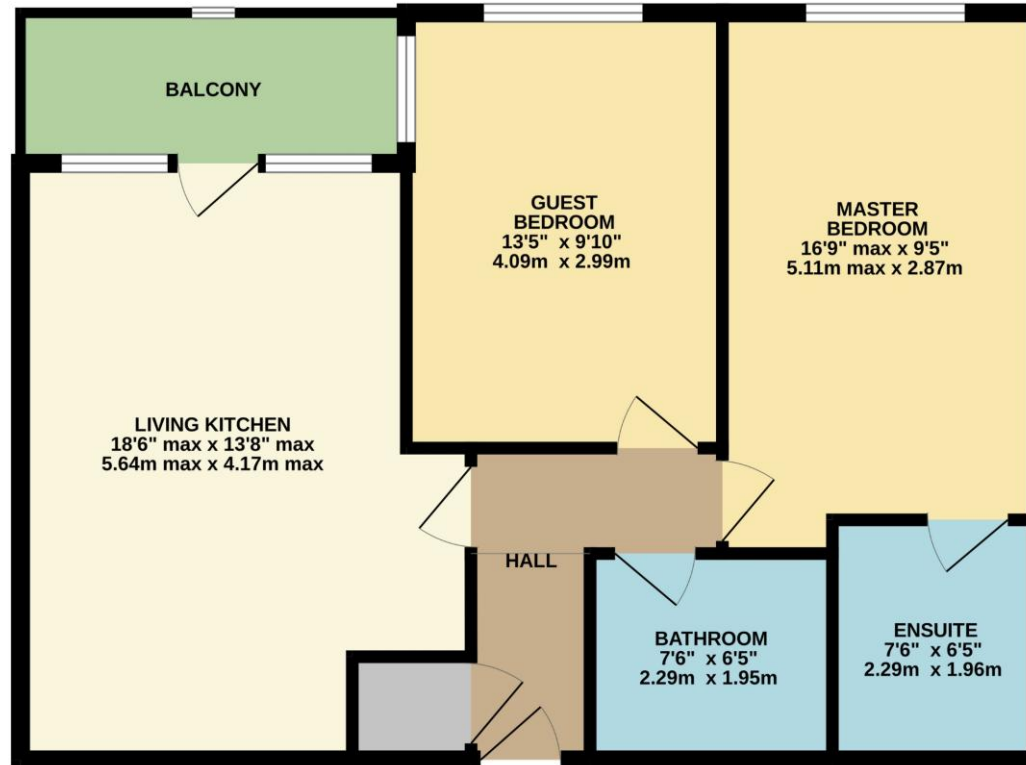
• BROADBAND

Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps





GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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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