



Apt 107 Fifty 5ive, 55 Queen Street, Salford, M3 7GW

EWS1-A1 Rating**

Jordan Fishwick are pleased to present this two-bedroom apartment found on the 1st floor of the amazing Fifty5ive development by Salboy. The apartment features a spacious lounge and kitchen, with integrated appliances such as the oven/hob, fridge/freezer, washing machine and dishwasher and under cabinet lighting. Both bedrooms include ceiling to floor windows, the master bedroom includes an en-suite. There is also a family sized showroom. All rooms have smart electrical heaters installed.

Asking Price £315,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Fifty5ive boasts one of the largest, and most impressive collections of on-site amenities, including a Café, Fitness Studio, Break out area, Cinema, Parcel room, Co-working space, Gym, Residents Lounge, Cycle Store, 24/7 Concierge and 2 rooftop terraces with greenery. Situated close to several important transport links, students, young professionals and even small urban families can benefit from effortless travel between cities and are free to explore an endless stock of well-known attractions, restaurants, bars, museums, parks and much more knowing home is always close by. The building is also pet friendly.

The development is a 9-minute walk to Arndale and Manchester city centre shopping district with an 8-minute walk to Salford Central train station, it is also a short walk to Victoria train station 8-10 mins.

Lounge

16'9" x 12'0"

Access to the communal terrace, TV access point electrical heater and laminate flooring, spot lighting.

Kitchen

16'8" x 10'1"

The kitchen boasts integrated appliances such as the oven/hob, fridge/freezer, washing machine and dishwasher and under cabinet lighting and laminate flooring.

Bedroom One

9'11" x 11'3"

Fitted carpets, electrical heater, double glazed window, spot lighting.

Shower Room

6'9" x 5'9"

Part tiled shower room, with shower attachment and mixer, hand wash basin, WC, heated towel rail, electrical shaver point.

Bedroom Two

11'2" x 13'4"

Fitted carpets, electrical heater, double glazed window, spot lighting.

En-suite

7'6" x 5'0"

Part tiled en-suite with shower cubicle with shower attachment, hand wash basin, WC, heated towel rail, electrical shaver point. fitted mirror

Externally

Access to communal area through lounge.

Additional Information

Service Charge- £3,151.08

Ground Rent- £250.00

Council Tax- D

EPC Rating- B

Lease- 250 years from 2022

Managing Agent- Urban bubble

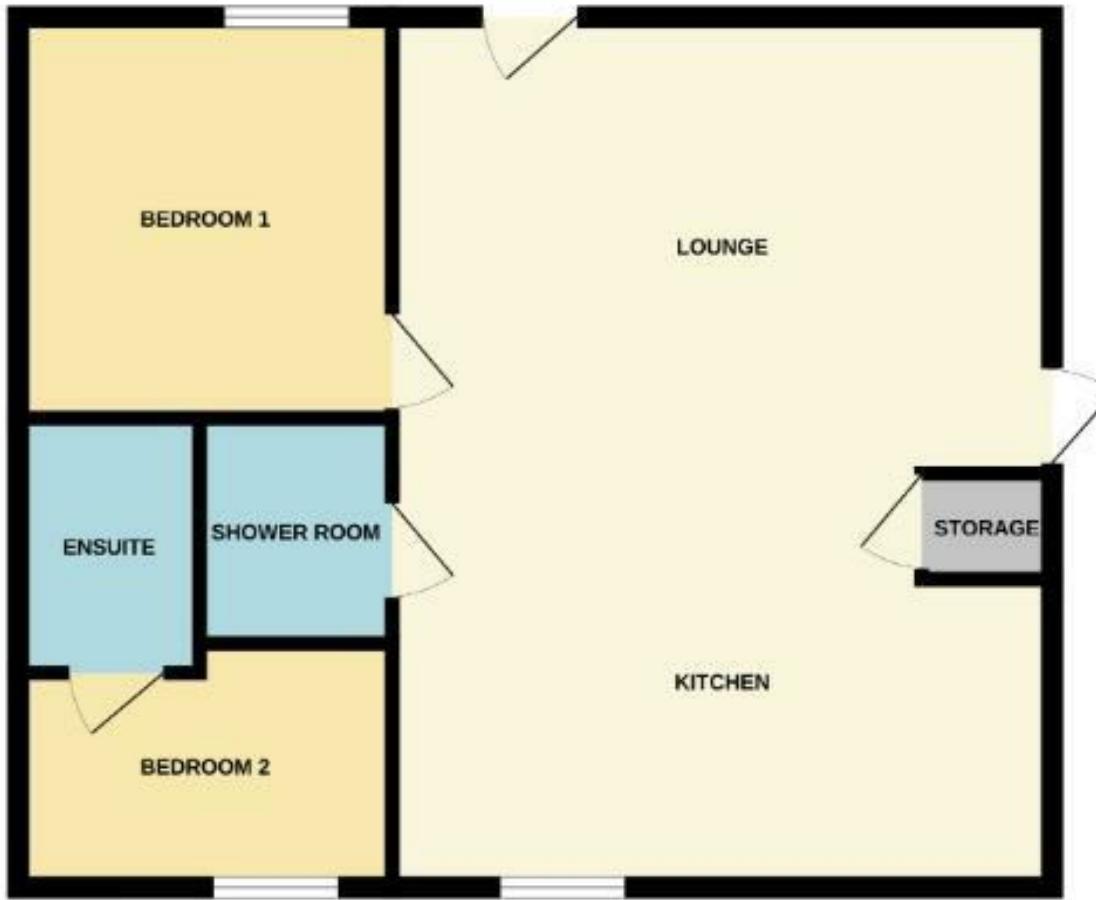
Agents Notes

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		
(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	





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

