



Millenium Tower, The Quays, Salford

Asking Price Of £160,000

Julie Twist Properties welcomes to the market this modern one bedroom apartment in the Millennium Tower development located in the ever popular Salford Quays. The property has a great specification through ought and benefits from nice sized bedroom, modern bathroom and kitchen with integrated appliances as well as a south facing balcony with beautiful views over the basin. There is also a secure allocated parking space included and it is EWS1 certified.

- One Bedroom Apartment
- 4th Floor
- Waterside Views
- South Facing Balcony
- EWS1 in Place!
- Secure Parking Space
- Close to Media City UK
- Close to Transport Links



DESCRIPTION

Transforming the skyline in The Quays, the apartment complex is situated on the Manchester metro link with a regular tram service operating for regular commuters to the City Centre. Local restaurants can be found at Salford Quays itself together with the dynamic Media City, the Lowry Centre, Galleria Shopping Outlet Mall, Cinema Complex and the Imperial War Museum. Perfect for waterside walks around The Quays in the Spring and Summer months.

GENERAL

Rental Yield: 7.5% (based on an expected rental of £1100pcm)
 Service Charge: £1,500 p.a. approx.
 Ground Rent: £350 p.a. approx.
 Lease: 150 years from 2005
 Floor Area: 517 sqft (48.1 sqm) approx.
 Council Tax Band: C. Approx £1,967.57
 Management Company: Hadrian Property Management

HALLWAY

Wood laminate floor, ceiling mounted spotlights, ceiling mounted smoke alarm, wall mounted under floor heating control, wall mounted coat hooks

LIVING ROOM

Wood laminate flooring, ceiling mounted spotlights, ceiling mounted smoke alarm, wall mounted entry intercom, wall mounted under floor heating control, wall mounted TV, satellite and telephone sockets

KITCHEN

Open plan with lounge, laid to wood laminate floor, black and grey marble effect work surfaces with a range of white glossed wall and base units over, integrated electric oven and 4 ring induction hob, wall mounted stainless steel extractor fan over, integrated slim line dishwasher, integrated fridge freezer tower, ceiling mounted spotlights, 1 1/2 stainless steel sink with drainer and mixer tap

BEDROOM

Floor laid to carpet, ceiling mounted spotlights, wall mounted under floor heating control, wall mounted telephone socket, double glazed window

BATHROOM

Dark grey tiled floor, part tiled walls, ceiling mounted spotlights, ceiling mounted extractor fan, wall mounted chrome effect heated towel rail, white bath suite comprising of bath with glass shower screen with chrome effect mixer tap and wall mounted shower unit, low level WC and wall mounted hand basin with chrome effect mixer tap, wall mounted mirror, useful storage recess with dark wood top and wall mounted shelf above

PARKING

There is a secure allocated parking space with this property.



TOTAL FLOOR AREA: 517 sq ft (48.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not limited and no guarantee as to their operability or efficiency can be given.
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