



# Millennium Point, The Quays

## Asking Price Of £165,000

Julie Twist Properties welcomes to the market this one bedroom apartment on the 8th Floor of the Millennium Point development located in Salford Quays. This modern apartment has a good sized bedroom, modern bathroom and kitchen with integrated appliances as well as a good sized balcony. There is also a secure allocated parking space included and it is EWS1 certified.

- One Bedroom Apartment
- Allocated Parking
- EWS1 in Place A1 Rating
- Open Plan Living Area

- 8th Floor
- Close to Media City
- Salford Quays Location
- Close to Metrolink







julietwistproperties







#### DESCRIPTION

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 Low ry 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: 8% (based on an expected rental amount of £1100pcm)

Service Charge: £2,089 per annum (approx)

Ground Rent: £312.97 per annum

Ground Rent Review Period: Reviewed every 10 years inline with RPI

Lease: 150 years from 1 August 2005

Square Footage: 521 sq. ft. (48.43 sq. m.) approx

Council Tax Band: C

Management Company: Hadrian Property Management

#### **HALLWAY**

Laminate flooring, spotlights and access to storage cupboard which houses the boiler. There is also plumbing for a washing machine.

## LIVING ROOM

Laminate flooring, large double-glazedwindows, door opening onto balcony, phone/tv point, intercom and spotlights.

#### **KITCHEN**

Open plan to the living area, the kitchen compromises wall and base units integrated fridge/freezer, integrated slimline dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, extractor and spotlights.

#### **BEDROOM**

Double glazed w indow, laminate flooring, phone/TV point and spotlights.

#### BATHROOM

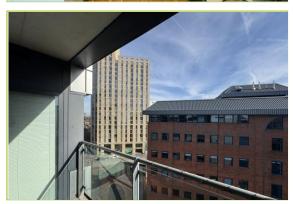
Three piece bathroom comprising bath with shower attachment over, WC, heated towel rail, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

#### **PARKING**

There is one allocated parking space included in the sale of this property.







8TH FLOOR



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