



## 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



**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 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: 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-glazed windows, door opening onto balcony, phone/tv point, intercom and spotlights.

**KITCHEN**

Open plan to the living area, the kitchen comprises 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 window, 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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors or omissions in the description. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call 0161 275 1233

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

