



Sovereign Point, Salford Quays – Offers Over £325,000

Julie Twist Properties welcome to the market this spacious, two bedroom apartment located on the 4th floor in Sovereign Point. Occupying a corner position, this apartment offers triple aspect views over the Quays which can be enjoyed on your private balcony! There is a fully fitted kitchen with integrated appliances and a breakfast bar, which is open plan to the living area. Both bedrooms are of a generous size, with bedroom 1 benefitting from a dressing area and ensuite bathroom. There is also a further main bathroom and plenty of storage accessed via the hallway. The property comes complete with a secure, allocated parking space.

The fire safety facade works have been completed and signed off by Building Regulations, with the EWS1 certificate expected imminently.

- Two Generously Sized Bedrooms
- Allocated Parking Space
- Stunning Water Views
- Two Bathrooms
- Private Balcony
- Positioned on the 4th Floor
- 24 Hour Concierge
- In The Heart of Salford Quays



DESCRIPTION

Sovereign Point is located in Salford Quays, close to an array of restaurants, cafes, and shops. This area boasts beautiful waterside public spaces and is home to the renowned Lowry Theatre. Salford Quays is conveniently connected via motorway links and the Metrolink, providing easy access to Manchester City Centre, North and South Manchester, and Manchester Airport.

GENERAL

Rental Yield: 5.91% (Based on expected rental price of £1600pcm)
Service Charge: £4065.12 per annum
Car Parking Service Charge: £946 per annum
Ground Rent: £230 per annum
Lease: 125 years (less 10 days) from 1 January 2004
Square Footage: 1161 sq.ft / 107.9 sq.m
Council Tax Band: E (Salford City Council)
Management Company: RMG

HALLWAY

Wood effect flooring, spotlights, access to cupboard housing the boiler and with plumbing for separate washing machine and dryer, two storage cupboards, built in shelving unit and intercom entry system.

LIVING AREA

Double glazed sliding door leading onto balcony, double glazed windows, wood effect flooring, wall mounted heaters, phone/TV point and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, American style fridge/freezer, integrated dishwasher, two built-in ovens, six ring induction hob with extractor over, sink with mixer tap and drainer, breakfast bar, wood effect flooring, spotlights and extractor.

BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, spotlights, dressing area with fitted wardrobes and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a large shower cubicle, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and spotlights.

BATHROOM

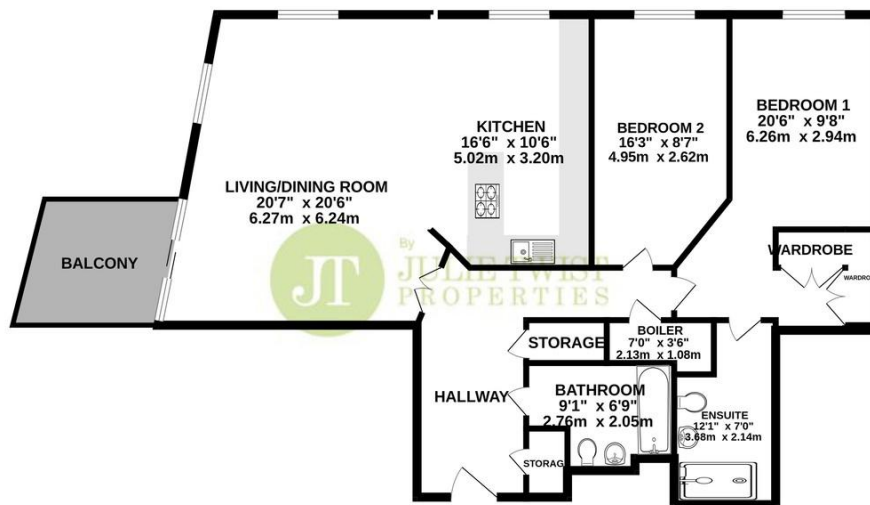
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

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



4TH FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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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