



JULIE TWIST
PROPERTIES



Sovereign Point, Salford Quays, Manchester - Asking Price Of £200,000

Julie Twist Properties are delighted to present this 8th floor apartment located in this lovely waterside development, Sovereign Point. The apartment comprises a spacious entrance hallway with access to two storage cupboards, a fully fitted kitchen with integrated appliances which is open plan to the living area and leads to a private balcony offering panoramic water views of the Manchester Ship canal. There is a large bedroom with built in wardrobes and a four piece bathroom suite. The apartment also comes with a secure, allocated parking space.

Salford Quays is home to MediaCityUK, Imperial War Museum North and the Lowry arts complex, it's a great alternative to living in Manchester City Centre. There is an array of shops, bars and restaurants and it is also a short proximity to the motorway and excellent public transport links, including several Metrolink stations.

- Panoramic Water Views
- Private Balcony
- Spacious One Bedroom
- Positioned on the 8th Floor
- Secure Allocated Parking
- 24 Hour Concierge
- In The Heart of Salford Quays
- Excellent Transport Links & Close to Local Amenities



julietwistproperties



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GENERAL

Rental Yield: 6.9% (Based on expected rental yield of £1150pcm)
Service Charge: £2,183.16 per annum
Ground Rent: £190 per annum
Lease: 150 years from 01.01.2004
Council Tax Band: C
Square Footage: 601 sqft / 55.9 sq.m
Management Company: Zenith Property Management

HALLWAY

Laminate flooring, spotlights, access to cupboard housing the boiler, wall mounted heater, intercom and access to a further storage cupboard.

LIVING ROOM

Double glazed sliding door onto private balcony, double glazed windows, laminate flooring, wall mounted heater, phone/TV point and spotlights.

KITCHEN

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

BEDROOM

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

BATHROOM

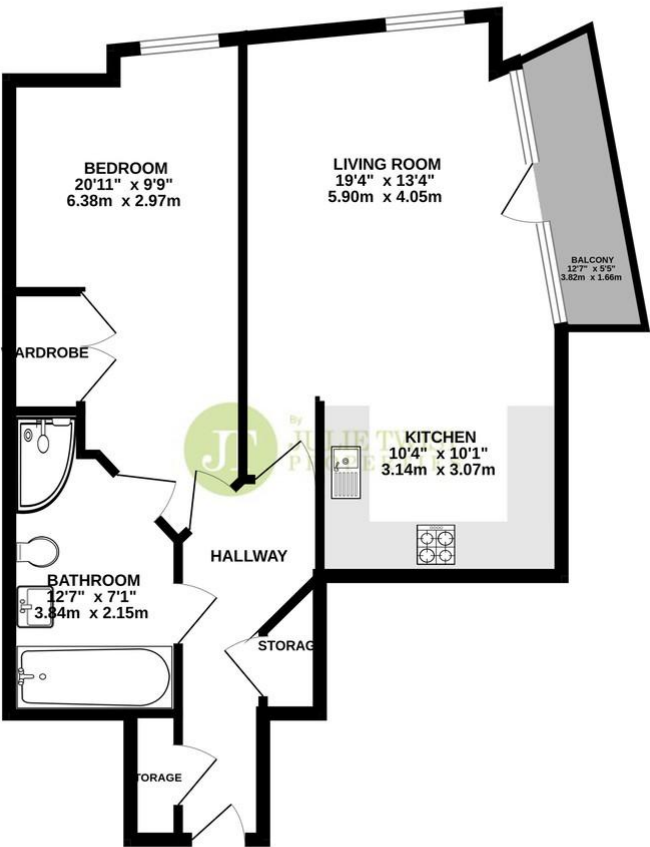
Accessed via jack and jill doors from the hallway and bedroom, a four piece bathroom comprising bath, separate shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

This apartment comes complete with a secure, allocated parking space.



8TH FLOOR
601 sq.ft. (55.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.