



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Current
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## 49 Winnipeg Quay , Salford, M50 3TY

**£1,250 Per month**



- Beautifully Presented Second Floor Apartment
- Lounge with Balcony Overlooking the Quays
- Two Bedrooms and Modern Bathroom
- Allocated Parking Plus Additional Available
- Situated in the much Sought After Media City area
- Stylish Kitchen with Appliances Included
- Ideal for Professional Couple or Flat Sharers
- Furnishings Included, Enquire Now!

# 49 Winnipeg Quay

, Salford, M50 3TY

Situated on the second floor of the desirable Winnipeg Quay development, this modern and two-bedroom apartment offers spacious and comfortable living in the heart of Salford Quays. The property features two good sized double bedrooms, a separate and stylish fitted kitchen with all appliances included, a three-piece bathroom and a bright and airy living/dining area that opens out onto a private balcony overlooking the Quays. Additional benefits include an allocated parking space and the inclusion of all furnishings.

Winnipeg Quay enjoys a prime location just a short walk from the Metrolink, providing excellent transport links to Manchester city centre and beyond. The Lowry Shopping Centre, Lowry Theatre, and vibrant MediaCityUK are all nearby, offering a wide range of shops, bars, restaurants, and cafes. With convenient access to the M602, commuting throughout the North West and to the Trafford Centre is quick and easy.

## Entrance Vestibule

Entrance door opens into the entrance vestibule with an inner door opening into the hallway.

## Entrance Hall

With laminate wood effect flooring, intercom entry phone, power points and pull down ladder leading to the loft space.

## Lounge

With laminate wood effect flooring, UPVC French doors leading to the balcony with UPVC double glazed windows either side, electric wall heater and power points.

## Kitchen

With feature V shaped window, tile effect laminate flooring, power points and a range of wall and base units with solid wood oak surfaces, inset sink with drainer unit and pressure tap, integrated dishwasher and integrated fridge freezer, built in oven and microwave, electric hob and extractor hood, and free standing washing machine and separate dryer included.

## Bedroom One

With window overlooking the quays, wood effect laminate flooring, electric wall heater, power points, fitted wardrobes and dresser/ desk unit.

## Bedroom Two

With window, wood effect laminate flooring, electric wall heater, power points, fitted wardrobes and dresser/ desk unit.

## Bathroom

With a side facing opaque UPVC double glazed window, tiled flooring, feature plant living wall, heated towel rail, storage cupboard housing water heater and three piece bathroom suite comprising P shaped bath with waterfall shower over and hand held attachment and screen, low flush WC and hand wash basin.

## Parking

With allocated parking space and the option to pay £50 to have two additional spaces.