jordan fishwick

Apt 164 NV Building, 98 The Quays, Salford Quays, M50 3BD

One of the largest properties available in The Quays. This duplex penthouse three bedroom, three en-suite apartment has an abundance of space and features. Located on the 16/17th floors of NV Building it has superb views, tandem parking and no chain. Double glazing, Air conditioning and large breakfast bar are just a few of its features. Hallway, W.C Guest bedroom, living room kitchen can all be found on one level, whilst the curved staircase leads to the upper level, master bedroom, dressing area, en-suite and second bedroom again with en-suite. Secure lift access. Sold as seen. No Chain. Appliances and services have not been checked,

Price £615,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall
Staircase to the first floor. Access to-

Cloakroom
4'11" x 4'9"
W.C and wash hand basin

Kitchen
22'8" x 13'7"
Range of wall and base units with appliances and breakfast bar. (Appliances not checked)

Living Room
30'1" x 15'3"
Spacious room with access to the balcony with double height ceiling

Guest Bedroom
13'2" x 9'5"
Double glazed window

En-Suite
11'11" x 5'10"
Shower, w.c and wash hand basin

First Floor
Large utility cupboard, access to all rooms

Master Bedroom
28'10" x 13'1"
Large bedroom with dressing area, sliding door to the mezzanine area.

En-Suite
15'3" x 19'5" max
Large full en-suite with bath, w.c wash hand basin and open walk in shower

Mezzanine Balcony
29'2" x 6'9"
Overlooking the living area below

Bedroom Two
14'2" x 9'9"
Double glazed window

En-Suite
11'11" x 8'3"
Shower, w.c and wash hand basin.

Externally
The property has a main balcony with views over The Quays and beyond to Old Trafford Football Ground. Smaller balconies with a side elevation view. It comes with two parking spaces in tandem formation.

Additional Information
Service Charges TBC per annum
Ground rent - £250 per annum. doubles every 25 years.
Council Tax Band F
Lease 250 years from 2003.
Building Managed By Reality

Agents Notes
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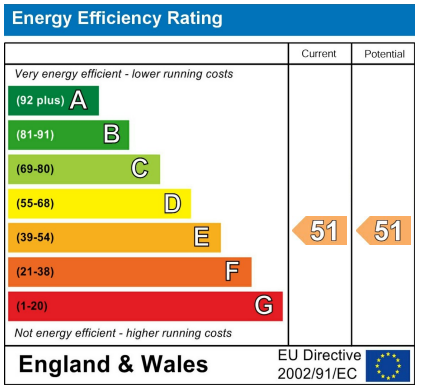

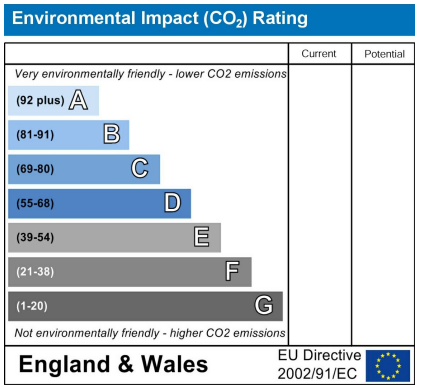

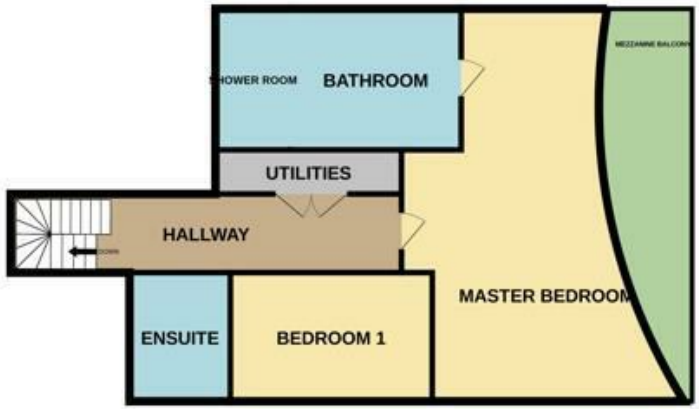

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