



# Apt 1105 Northill Apartments, 65 Furness Quay, Salford Quays, M50 3DN

Jordan Fishwick are pleased to offer for sale this brand new ONE BEDROOM eleventh floor apartment in the stunning Northill Apartment block, in the heart of Salford Quays. The apartment has fantastic views spanning across Manchesters ever changing skyline. There is a nice open plan living room/kitchen leading to balcony, good size master bedroom and a well appointed bathroom. There is a residents only gym on the ground floor. LIFTS TO ALL FLOORS. NO CHAIN.

## Price £170,000

### **Viewing arrangements**

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

### **Entrance Hallway**

Laminated flooring, recessed spotlights to ceiling, built in storage cupboard housing washer/dryer.

### **Living Room/Kitchen**

28'2" x 9'5"

Laminated flooring, range of wall and base units, flat edged work surfaces, integrated electric hob and oven with stainless steel splashback and extractor, sink and drainer with mixer taps, integrated fridge freezer, integrated dishwasher, recessed spotlights to ceiling. door leading out onto outside balcony, wall mounted electric radiator.

### **Bedroom**

19'10" x 14'1"

Laminated flooring, double glazed window, wall mounted electric radiator.

### **Bathroom**

6'11" x 5'6"

Tiled flooring, low level w/c, pedestal wash basin, panelled bath with power 'over' shower and splashguard, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

### **Additional Information**

Service Charges £1,037 per annum

Ground Rent £345 per annum (DEED OF VARIATION IN

PROCESS TO REDUCE THIS TO £250 PER ANNUM)

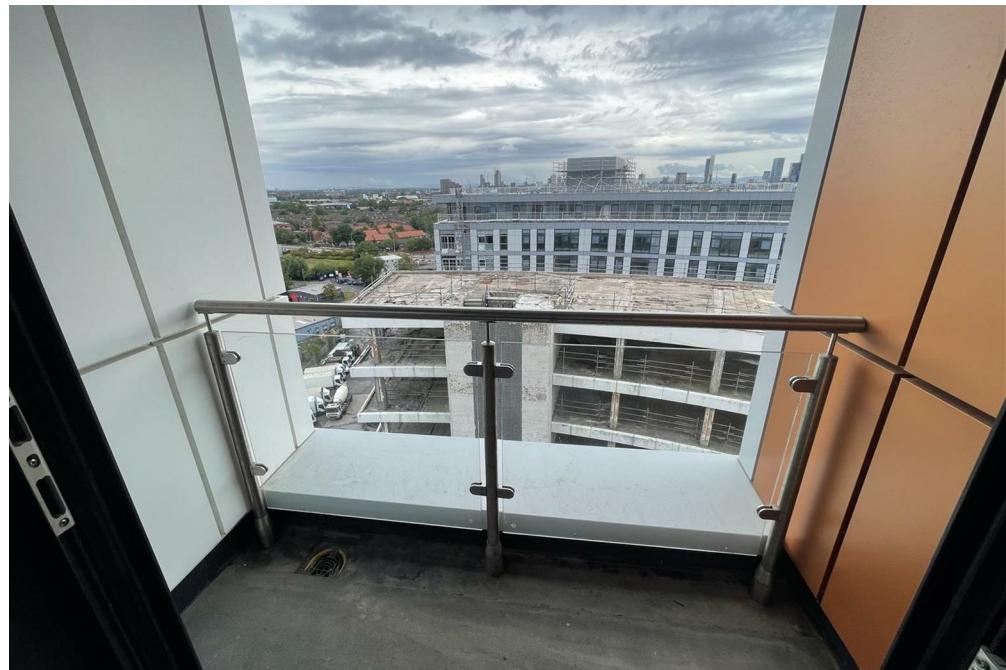
Lease Length 250 years

EWS-1 Grade A1

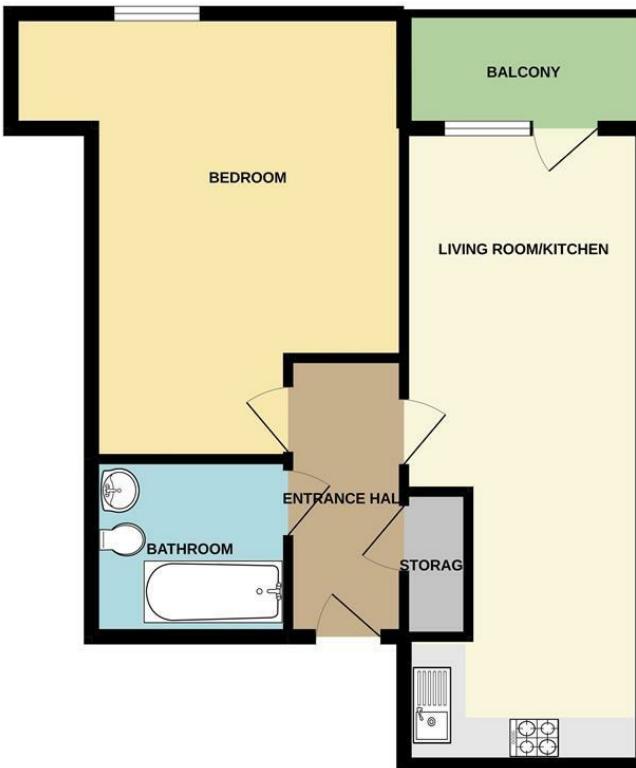
EPC Rating B

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535sq ft. (49.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

