



Apt 23 Dock Office, Furness Quay, Salford Quays, M50 3AA

Modern Method of Auction

Auction Date TBC. Open to all buyers

We are pleased to have for sale this ground floor, one bedroom duplex apartment set in the Grade II listed building Dock Office, Salford Quays. The ground floor features a stunning herringbone style flooring as well as spacious open-plan kitchen with integrated appliances and living area, providing an excellent space for both relaxing and entertaining. A convenient downstairs W.C. completes the ground floor accommodation.

To the first floor is a generously proportioned double bedroom, alongside a versatile additional space that could be used as a dressing room, study or home office. The bedroom leads into a larger-than-average ensuite bathroom, which is fitted with a full-size bath, separate shower, W.C., wash basin and useful additional storage cupboard. Mortgage Buyers Welcome. EWS-1 Available.

Auction Guide £120,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Kitchen

10'2" x 8'7"

Range of wall and base units, complimentary kitchen worktop, under cabinet lighting, integrated oven / hob, microwave, Fridge / Freezer, extractor fan, inset sink with mixer, Herringbone flooring.

Lounge

10'4" x 17'5"

Herringbone flooring, spot lighting, electric heater, double glazed UPVC window.

W.C

4'5" x 4'9"

Low level W.C, hand wash basin, fitted mirror.

Bedroom

14'7" x 9'4"

Storage area, wooden laminate flooring, spot lighting, access to the en-suite

Ensuite

9'7" x 9'10"

Bath with glass shower screen, mixer with shower attachment. Enclosed shower cubicle with rain attachment. Hand wash basin, low level W.C. Part tiled. Access to storage room, plumbing for washing machine.

Additional Information

Service Charge- £2284.08 pa

Ground Rent-£364.59

Lease 125 Years from 2016

EPC Rating- E

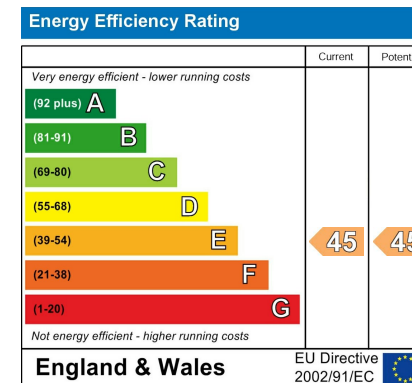
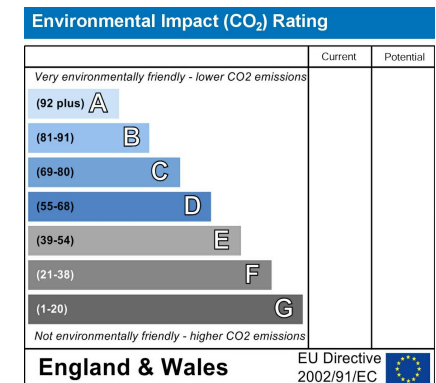
Council Tax Band- C

Agents Notes

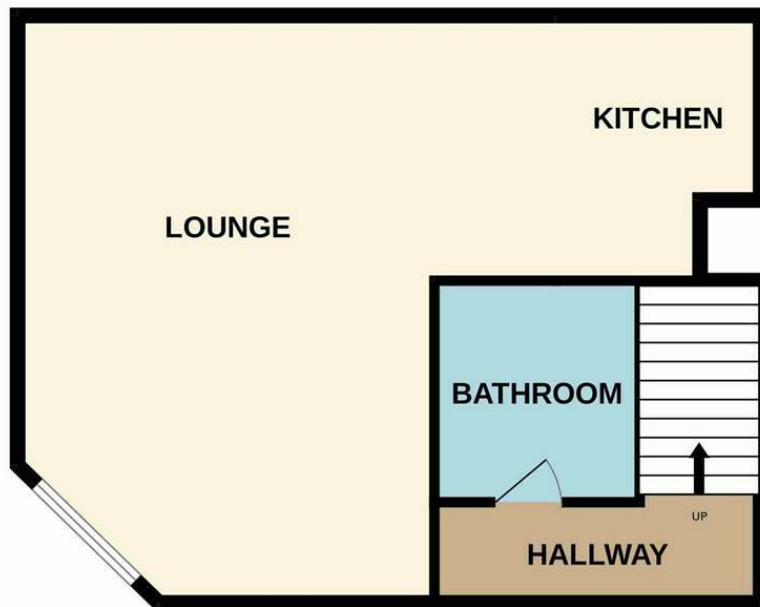
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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