



# Apt 207 Millennium Point, 254 The Quays, Salford Quays, Manchester, M50 3SE

\*FANTASTIC INVESTMENT OPPORTUNITY - OR FTB. Mortgage Buyers Invited! EWS1 Available

A1 Rated EWS1 / Mortgage Buyers Invited.

Jordan Fishwick are pleased to offer for sale this fabulous SECOND floor large one bedroom apartment in Millennium Point, Salford Quays. The apartment briefly comprises of: entrance hall with storage and washer/dryer, large living room with balcony, high gloss kitchen with fitted appliances, fridge/freezer, dishwasher and oven and hob. Double bedroom. Luxury bathroom suite with fitted mirror, shower attachment and tiled walls and floor. Under floor heating. No onward chain.

## Price £140,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Access to hot water storage and all rooms.

### Living/Kitchen

24'6" x 10'5"

There is an open plan kitchen briefly comprising; selection of wall and base units, sink with drainer, oven with hob and integrated appliances. Living room offering access to balcony. Wooden flooring. Spotlights. Wall mounted electric heater.

### Bedroom

11'8" x 11'8"

Fitted carpets. Spotlights. Wall mounted electric heater. Alcove perfect for wardrobe.

### Bathroom

6'6" x 7'1"

Three piece bathroom. Low level W/C. Floating sink with mixer tap. Bath with mixer shower over. Partially tiled.

### Externally

Balcony off the living room

### Additional Information

Service Charge £2134.44p pa

Ground Rent - £312.97 Review every 10 years

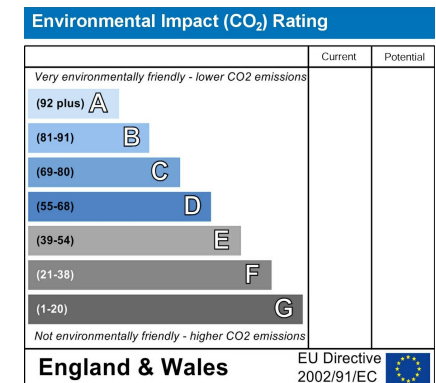
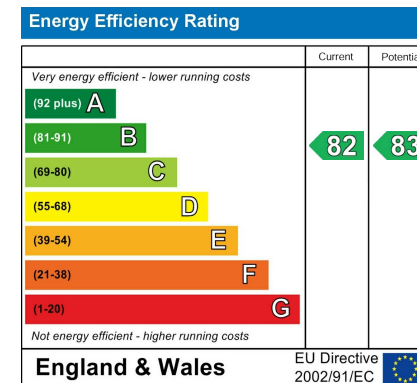
Leasehold Details- 150 years from 2005

EPC - B

Council Tax - C

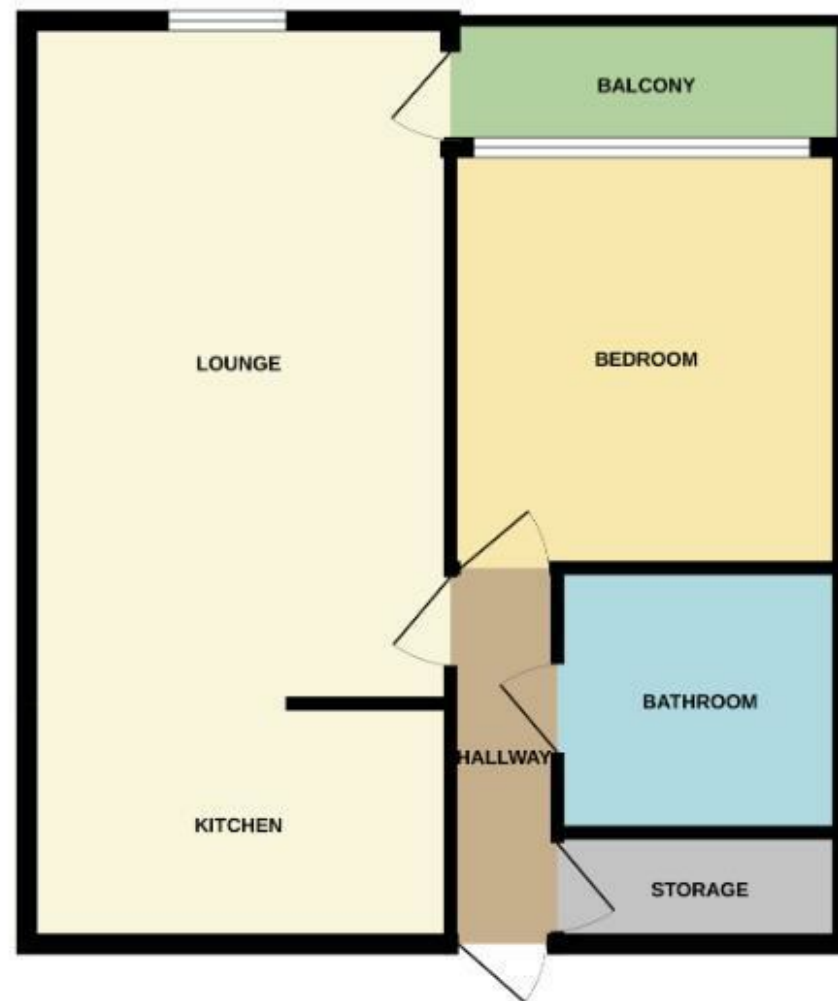
### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









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