



**jordan fishwick**

# 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

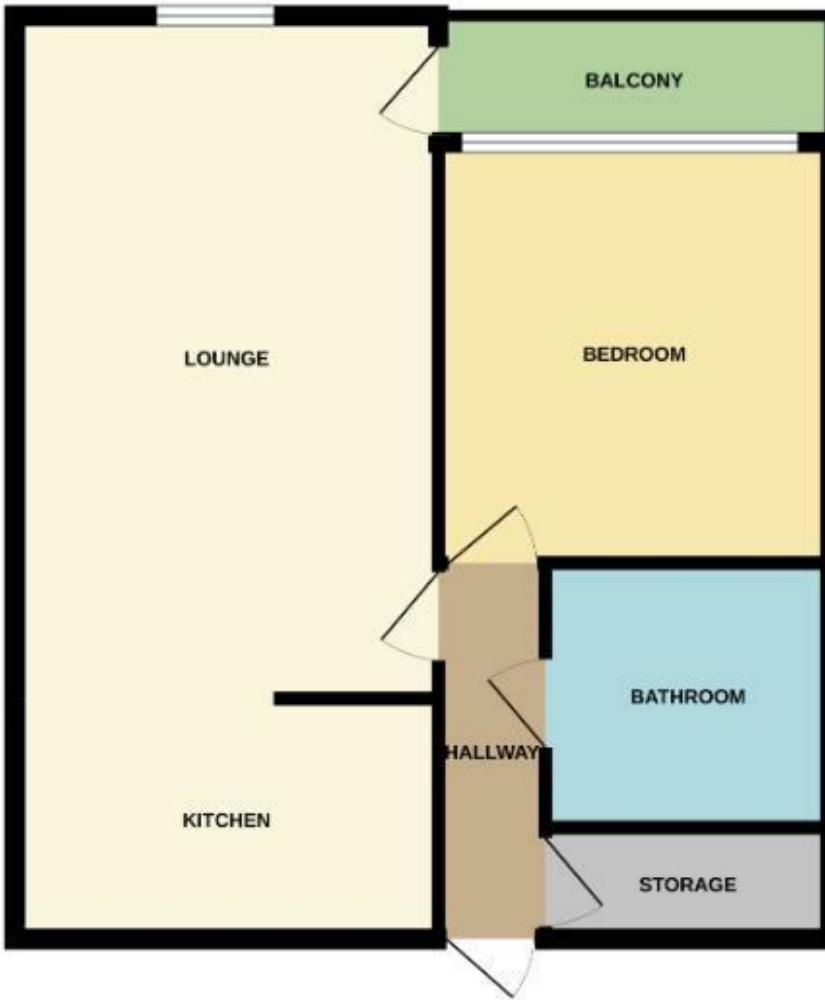
### Agents Notes

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	83
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
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

