jordan fishwick

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

Public Notice
Address: Apt 164, NV Building, 98 The Quays, Salford Quays, M50 3BD.
We are acting in the sale of the above property and have received an offer of £580,000
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

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

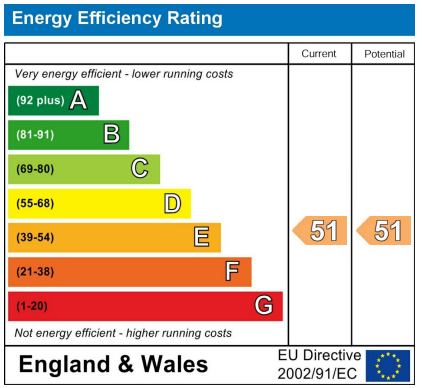
En-Suite
11'11" x 8'3"
Shower, w.c and wash hand basin.

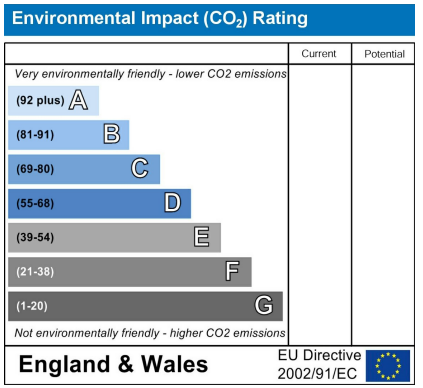
Externally
The property has a main balcony with views over The Quays and beyond to Old Trafford Football Ground. Smaller balconies with a side elevation view. It comes with two parking spaces in tandem formation.

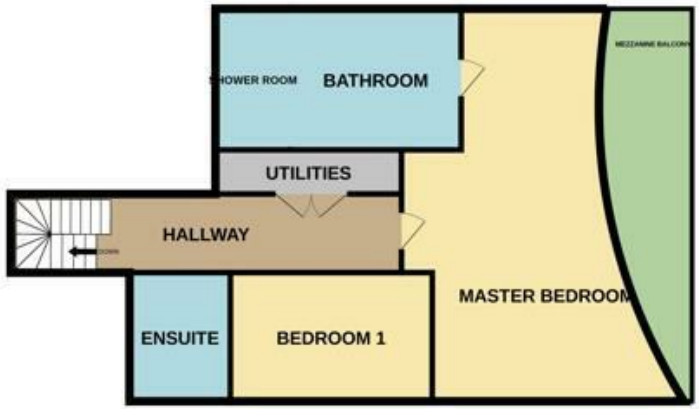
Additional Information
Service Charges TBC per annum
Ground rent - £250 per annum. doubles every 25 years.
Council Tax Band F
Lease 250 years from 2003.
Building Managed By Reality

Agents Notes
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.

This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.







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

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