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Apt 401 Millennium Point, 254 The Quays, Salford Quays, Manchester, M50 3SE

EWS1 AVAILABLE - Mortgage and Cash Buyers Invited

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM, TWO BATHROOM apartment at Millennium Point, a purpose built development of luxury apartments by the Architect Broadway Malyan and completed in 2008. This 4th floor apartment can only be described as stunning with no expense spared to create an exceptional living standard. Consisting of a hallway, a modern living area with a kitchen, leading to a balcony, two good size bedrooms with the master bedroom benefitting from an en-suite shower room. The apartment also benefits from secure undercroft parking. NO ONWARD CHAIN.

Price £235,000

Viewing arrangements

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

Entrance Hall

Laminate flooring. Spotlights.

Living Room/Kitchen

24'0" x 11'9"

Range of wall and base units with complimentary work tops over. Cooker with hob and extractor over. Integrated fridge/freezer, dishwasher. TV and telephone point. Laminate flooring. Spotlights.

Bedroom One

17'2" x 9'8"

Fitted carpet. Spotlights. Alcove for wardrobe. Access to ensuite.

En-suite

Tiled shower room. Low level w/c. Floating sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Bedroom Two

11'9" x 8'11"

Fitted carpet. Spotlights. Alcove for wardrobe. Telephone point.

Bathroom

Tiled bathroom suite. Low level w/c. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point.

Externally

Lifts to all floors. Private balcony. Secure undercroft parking.

Additional Information

Service charges - £3244 per annum

Lease - 150 years from 1 August 2005

Ground rent - £312.97

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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