



# 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

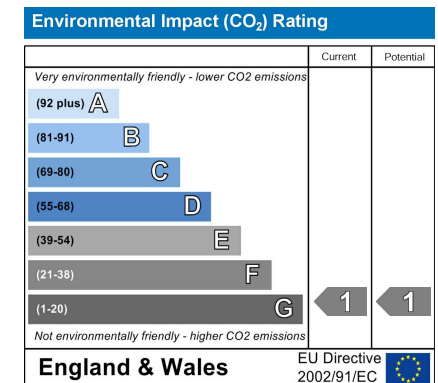
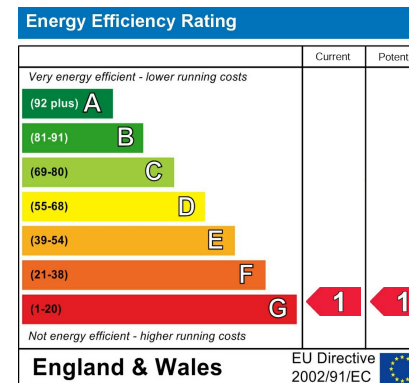
Lifts to all floors. Private balcony. Secure under croft parking.

## Additional Information

Service charges - £3244 per annum

Lease - 150 years from 1 August 2005

Ground rent - £312.97







## 4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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