



Apt 508, Quebec Building, Bury Street, Salford, M3 7DX

Jordan Fishwick are very pleased to have for sale this stunning two bedroom apartment, found on the 5th floor of the Quebec Building, Salford. The property briefly comprises of a well presented hallway, family sized bathroom, two double bedrooms with the master including an en-suite, immaculate kitchen with integrated appliances, open plan lounge leading to a huge south facing wrap around balcony. No Chain. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Price £235,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Building

Situated in a prime location, the Quebec Building offers easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent choice for those who appreciate the convenience of city living.

This apartment is not just a place to live; it is a lifestyle choice that combines modern living with the charm of Salford. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of this thriving community. Do not miss the chance to make this delightful apartment your new home.

We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss*.

Kitchen / Lounge

19'1" x 16'7"

Open plan kitchen which was renovated in 2022 , range of wall and base units with complimentary worktop, integrated wine chiller, fridge freezer, zanuzzi oven and hob, marble affect splash back, freestanding washing machine. Open plan lounge with laminate flooring, electric smart heater, spot lighting, access to the balcony.

Master Bedroom

13'1" x 10'8"

Laminate flooring, spot lighting, double glazed UPVC window, electric smart meter, access to the en-suite.

En-suite

4'11" x 7'8"

Enclosed shower cubicle with rain attachment and mixer, low level W.C, hand wash basin, fitted mirror with complimentary lighting, spot lighting.

Bedroom Two

12'5" x 13'1"

Laminate flooring, spot lighting, double glazed UPVC window, electric smart meter, access to the en-suite.

Bathroom

6'6" x 8'0"

Part tiled bathroom, glass shower screen, rain attachment with mixer, fitted mirror with complimentary lighting, heated towel rail, low level W.C, hand wash basin, heated towel rail.

Externally

Access to wrap around south facing balcony.

Additional Information

Service Charge £4,391.18

Leasehold Details - 250 Years from 2005

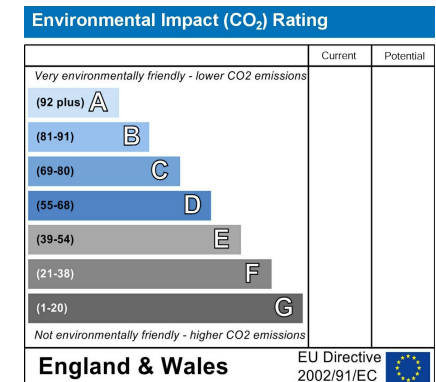
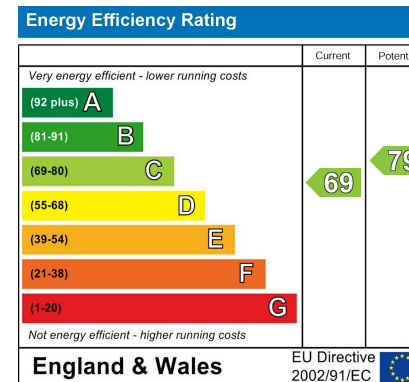
Ground Rent- £250.00

EPC Rating- C

Council Tax Band- D

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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