



# Apt 801 Millennium Point, 254 The Quays, Salford Quays, M50 3SE

\*EWS1 AVAILABLE - Mortgage Buyers Invited

This two bedroom eighth floor apartment located in Salford Quays benefits from Parking. The property comprises of an entrance hall, spacious living room with access to the balcony, fitted kitchen with appliances, large master bedroom with en-suite shower, second double bedroom and attractive bathroom suite. Allocated Parking. Under floor heating. Tax Band C. EPC Rating B.  
No Chain

## Price £230,000

**Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

Spacious hall with storage cupboard and access to all main rooms

### **Living Room**

17'11" x 11'9"

Double glazed windows with access to the balcony. Wooden laminate flooring, t.v and power points. Open to-

### **Kitchen**

10'0" x 6'9"

Wall and base units with oven, hob and extractor, fridge/freezer. Sink unit

### **Bedroom One**

8'11" x 13'8"

Double glazed window

### **En-Suite**

7'3" x 6'10"

Walk in shower, wash hand basin and w.c. Tiled floor and part tiled walls. Chrome heated towel rail

### **Bedroom Two**

17'2" x 10'1"

Double glazed window

## Bathroom

7'8" x 6'8"

Bath with shower attachment, wash hand basin and w.c. Tiled floor and part tiled walls. Chrome heated towel rail

## Externally

Balcony with water views. Allocated parking space

## Additional Information

Annual Service Charge- £3,246.56

Ground Rent- £475.98 10 year review period.

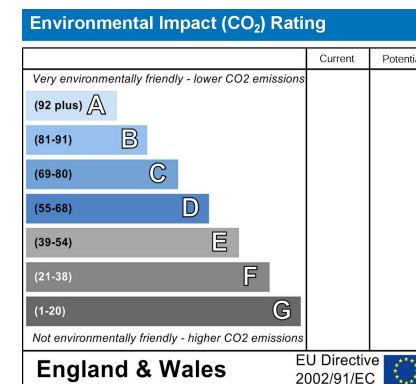
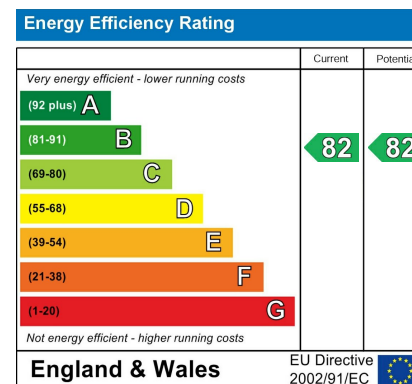
Leasehold- 150 years from 2005.

Council Tax Band- D

EPC - B

## 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.







## GROUND FLOOR



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