



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.

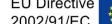
Leasehold- 150 years from 2005.

Council Tax Band- D

EPC - B

Agents Notes

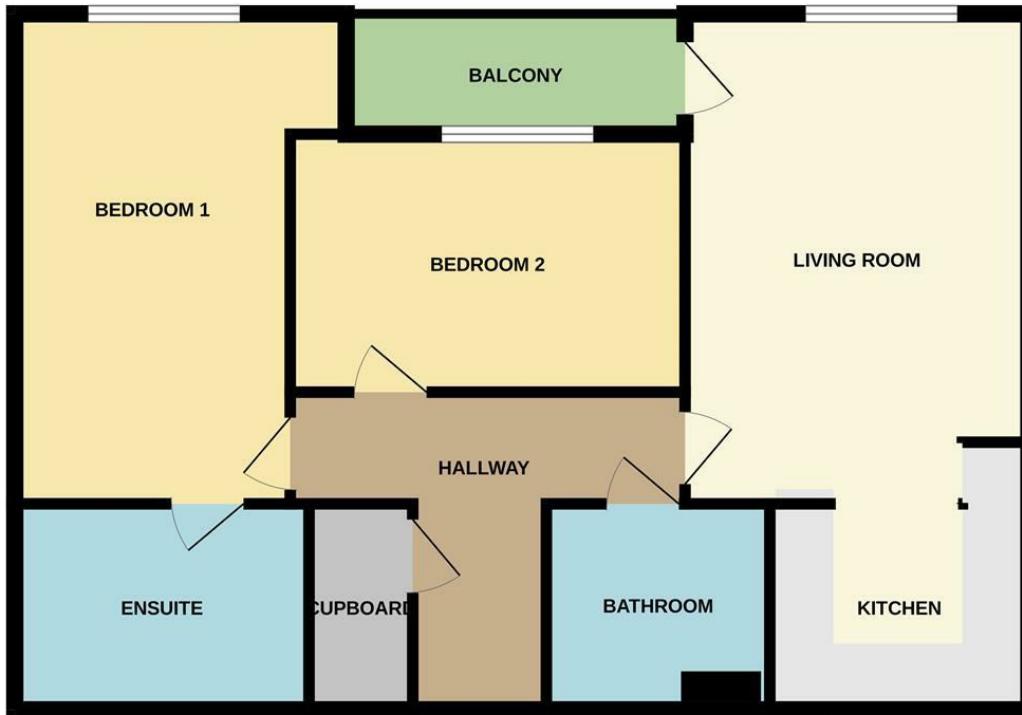
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

