



# Apt 133 NV Buildings, 98 The Quays, Salford Quays, Salford, M50 3BD

\*\*EWS1 FORM AVAILABLE\*\*

Jordan Fishwick are pleased to offer for sale this stunning 9th floor luxury TWO BEDROOM apartment within the NV Buildings on Salford Quays. Offering extremely spacious and well-presented accommodation with a full-width south-facing balcony overlooking the waterfront, the apartment is offered with no onward chain and would make the perfect home for a first time buyer or an ideal buy to let investment. The apartment briefly comprises: entrance hall with storage, open plan kitchen/lounge/diner with water views, master bedroom with wardrobes and en-suite, and second double bedroom plus family bathroom. 24 hour concierge available. Viewing highly recommended. CHAINFREE. SOLD AS SEEN. "All services/appliances have not and will not be tested"

## Price £295,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Recessed downlighters, full-height radiator, two cupboards (one with space for washing machine). Doors leading off to:

### Kitchen/Living Room

25'0" x 17'1"

A superb open-plan space offering scope for distinct living and dining areas with the kitchen delineated by an island unit. Dual-aspect providing great natural light, with full-height windows and sliding doors leading out onto the balcony. Two full-height radiators, recessed downlighters. The kitchen area features a range of base and wall units with contrasting work surfaces, integral electric oven and hob with extractor over, 1.5 bowl sink with mixer tap, integral fridge/freezer,

dishwasher, microwave, worktop lighting. TV and telephone point.

### Bedroom One

17'2" x 11'4"

L-shaped - Full-height windows with sliding door providing direct access to the balcony, full-height radiator, recessed downlighters. Dressing area with fitted wardrobes leading to:

### En-suite

Oversized shower cubicle, wash basin with mixer tap, WC, tiled splashbacks and flooring, recessed downlighters, heated towel rail.

## Bedroom Two

17'1" x 9'2"

Full-height window, recessed downlighters, full-height radiator. TV point.

## Bathroom

Bath with shower over and screen, wash basin with mixer tap, WC, tiled splashbacks and flooring, recessed downlighters, heated towel rail.

## Externally

Underdrift parking within the secure gated car park. 24 hour concierge. Large south facing balcony. Lifts to all floors.

## Additional Information

Lease term: 250 years from 1st January 2003

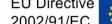
Ground rent is £250 per annum. doubles every 25 years.

Service Charge tbc

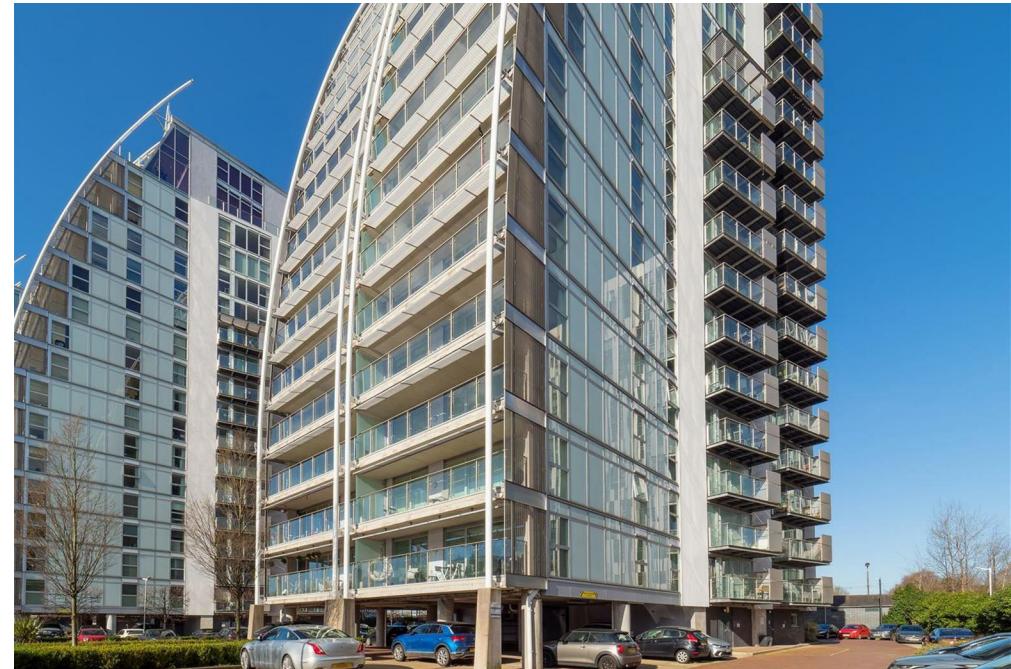
Council Tax Band C (Salford City Council).

service charge £4600 for this apartment per annum.

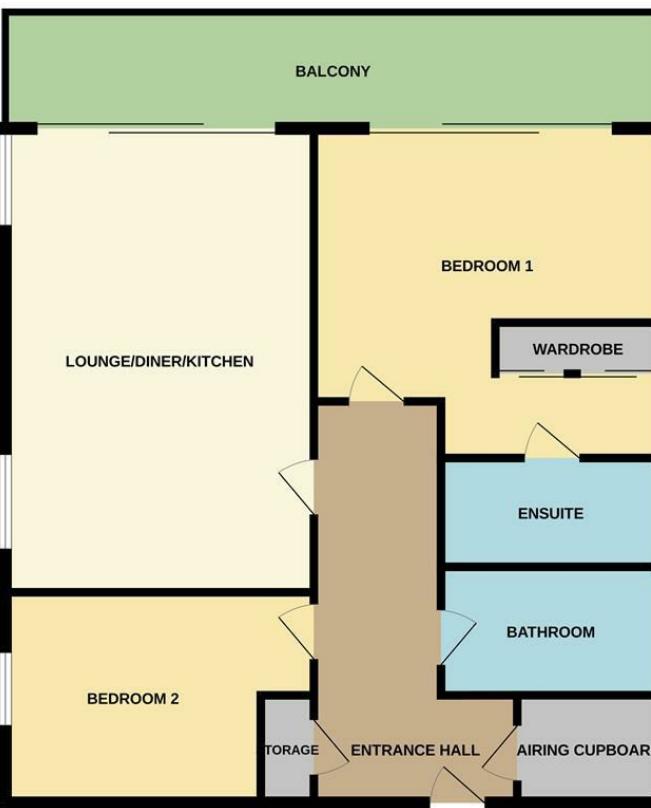
From the management company Realty.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



9TH FLOOR



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