



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

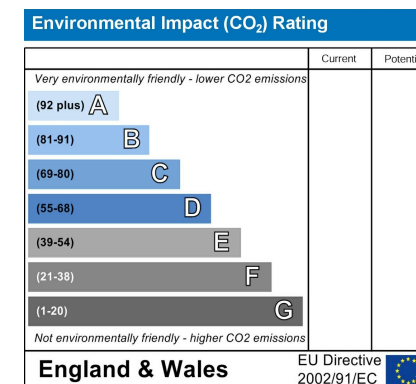
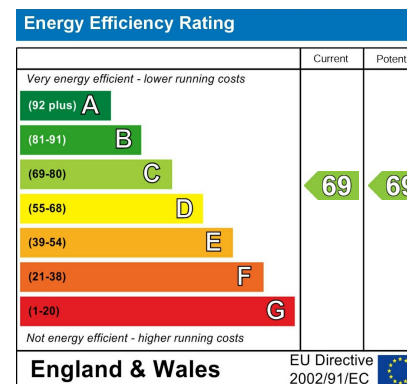
Ground rent is £250 per annum. doubles every 25 years.

Service Charge tbc

Council Tax Band C (Salford City Council).

Service charge £4600 for this apartment per annum.

From the management company Realty.





9TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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