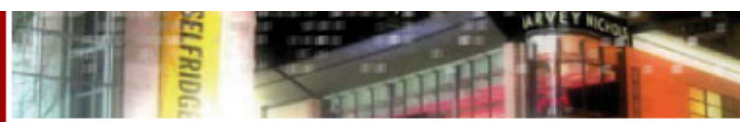




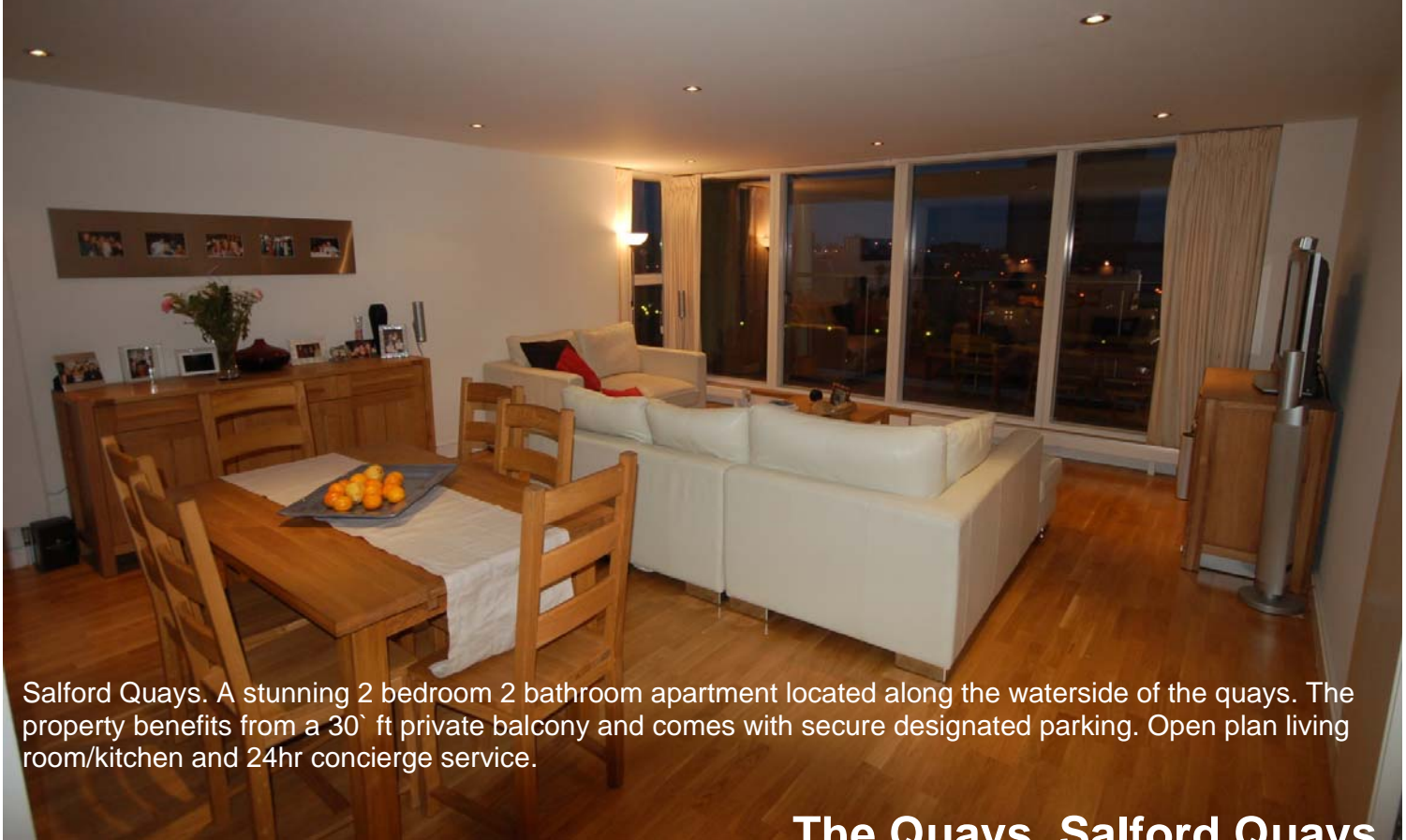
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*At Home in the City...*

To discuss this property please call

**0161 832 4777**



Salford Quays. A stunning 2 bedroom 2 bathroom apartment located along the waterside of the quays. The property benefits from a 30` ft private balcony and comes with secure designated parking. Open plan living room/kitchen and 24hr concierge service.

**The Quays Salford Quays**

**£325,000**

**Features**

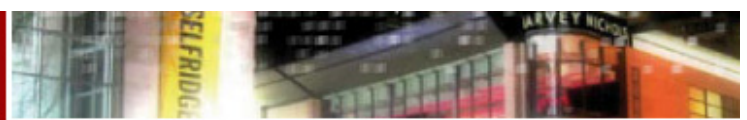
- Two Bedrooms
- 30ft Approx Balcony
- 24hr Concierge
- Secure Parking
- Water Front Location
- Two Bathroom

Directions: from deansgate- forward on to the bridgewater viaduct (A56), at the roundabout take 4th exit & merge onto Egerton street (A57), continue all the way to Regent Rd, bear left, at roundabout take 1st exit trafford rd, at lights take right on to broadway, at roundabout 1st exit onto Quays, 2nd roundabout take 2nd exit onto the Quays.

Visit [www.shepherdgilmour.com](http://www.shepherdgilmour.com) for a full list of available properties that we are currently marketing



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**Internal Photographs –**

**Measurements –**

**Fixtures, Fittings and Appliances –**

**Entrance Hall 8`6 (2.59m) Max x 17`8 (5.38m)**

**Living Room: 17`1 (5.21m) x 28`0 (8.53m)**

**Kitchen:**

**Master Bedroom: 11`3 (3.43m) x 19`5 (5.92m) Max**

**Ensuite: 5`9 (1.75m) x 7`7 (2.31m)**

**Bedroom 2: 10`4 (3.15m) x 18`7 (5.66m) Max**

**Bathroom: 6`2 (1.88m) x 8`1 (2.46m)**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

All measurement quoted are approximate

The fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order

Behind solid wooden door with advance electronic key entry; strip wooden flooring; vertical heated radiators; brushed steel power points; smoke alarm point; halogen ceiling spotlights; door to storage room housing washing machine; intercom entrance system.

Strip wooden flooring; T.V telephone and power points in brushed steel; halogen ceiling spotlights; vertical heated radiators; open plan to kitchen; full width floor to ceiling aspect with sliding patio door opening out to a private wood decked balcony (30` ft) with steel balustrade and glass panels overlooking ship canal basin and views of the quays.

An excellent range of wall base and drawer units in white and contrasting marble effect post formed laminate work surface; inset stainless steel sink unit with mixer tap over; integrated appliances including fridge; freezer; dishwasher; 4 ring Zanuss electric hob and stainless steel under oven; ireland unit with built in stainless steel microwave; power points; halogen ceiling lights; ceiling extractor.

Strip wooden flooring; Built in fitted wardrobe units with sliding doors; brushed steel power points T.V and phone points; halogen ceiling spotlights; dwarf radiator; floor to ceiling patio doors with access to wood decked private balcony with canal basin views;

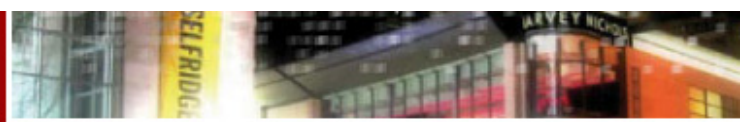
Fully tiled shower cubicle consisting of chrome shower and glass screen; low level W.C in white; wash hand basin with chrome mixer tap; tiled flooring; large vanity mirror with mosaic tiled surround; halogen ceiling spotlights; ceiling extractor; chrome heated towel rail.

Strip wooden flooring; floor to ceiling aspects; vertical heated radiator; halogen ceiling lights; fitted sliding wardrobe units; brushed steel power points.

Fitted with a 3 piece suite in white consisting of a bath; low lev



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**Service Charge:**

W.C; wash hand basin; halogen ceiling lights; chrome heated towel rail; large vanity mirror with mosaic tiled surround; ceiling extractor.

**Tenure:**

Believed £2000 per annum (circa)

Believed leasehold 125 years from 2004 (circa)

The seller advises that the property has the following. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Service Charge –**

£2,000.00 Yearly

**Tenure –**

Leasehold

**Local Authority –**

Salford City Council, Civic Centre, Chorley Road, Swinton, Salford, M27 5DA

**Drawings/Sketches/Plans –**

This representation is provided for general guidance and is not to scale.

Please note we have not tested any apparatus, fixtures, fittings, or services. Purchasers must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract.

Please note – Complete accuracy cannot be guaranteed. Always check the accuracy of these details before agreeing to purchase, this includes checking on the existence of relevant permissions. We can assist, if required.

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