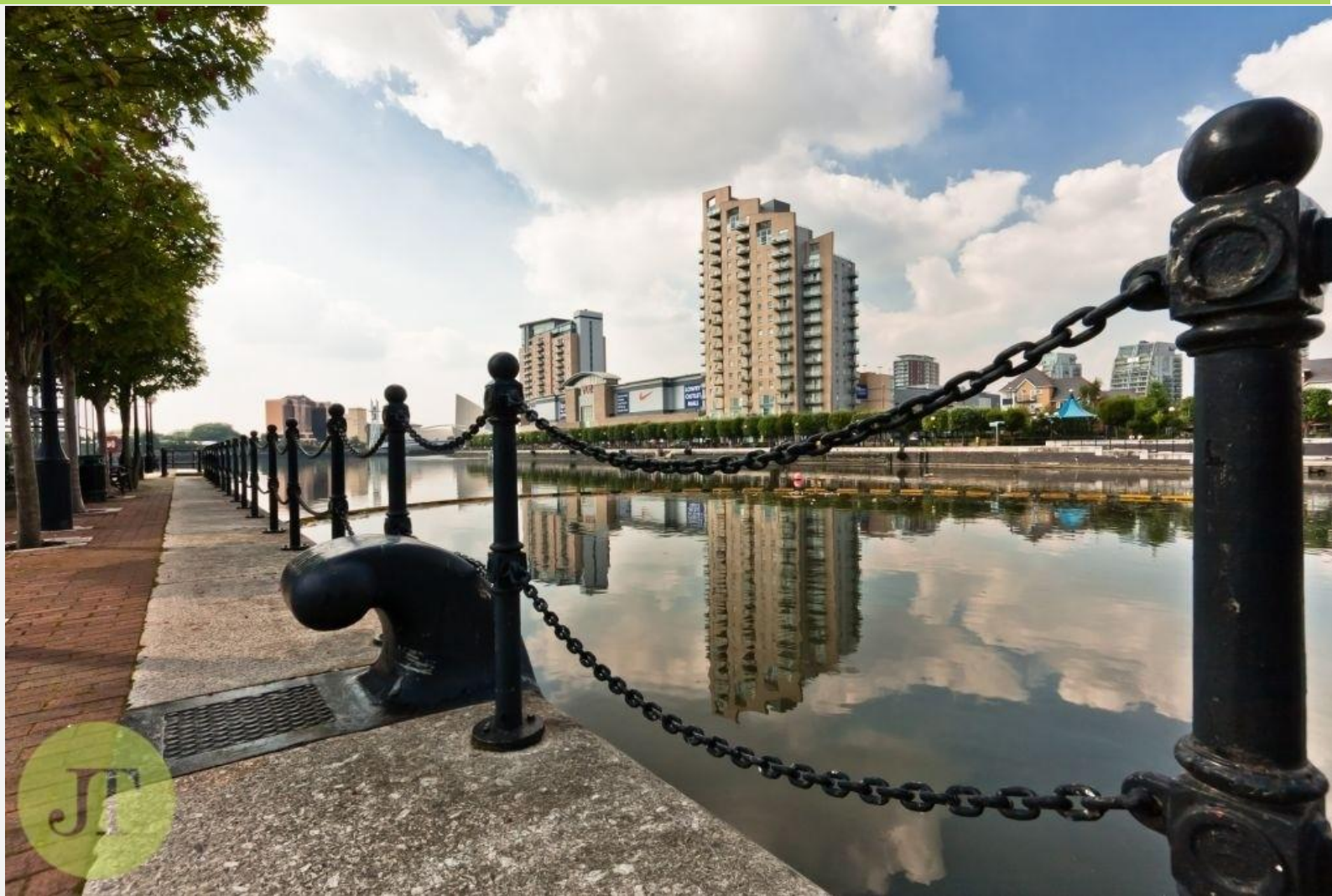




JULIE TWIST
PROPERTIES



Sovereign Point, Salford

Offers Over £300,000

This stunning apartment is situated on the 6th floor of the Sovereign Point waterside development boasting a large south facing balcony with panoramic water views of the Manchester Ship canal, across to Manchester United Football Ground.

Idyllically located in the heart of Salford Quays with the Lowry Art Gallery, local bars and shopping outlet in close proximity, also nearby is the Metro link for easy City Centre access. This two bedroom property offers open plan living space perfect for entertaining, and is finished to a high standard. Both bedrooms are great sized, with the master bedroom having the advantage of a large, en-suite bathroom & fitted wardrobes. With the added benefit of a secure, underground allocated space and on-site concierge. **VIEWING HIGHLY RECOMMENDED!**

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen
- Panoramic Water Views
- Allocated Parking Space
- Concierge Service
- Large Balcony
- Desirable Development

DESCRIPTION

This stunning apartment is situated on the 6th floor of the Sovereign Point waterside development boasting a large south facing balcony with panoramic water views of the Manchester Ship canal, across to Manchester United Football Ground.

The dramatic architecture of Sovereign Point flows through into the clean lines. The carefully planned interior design creates a warm, stylish and highly inviting living environment with a contemporary specification.

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GENERAL

Rental Yield 5. % (based on estimated rental of £1,250pcm)

Service Charges : approx £3,200pa

Car Parking Licence Fee: approx £768 pa

Ground Rent : approx £300 pa

Council Tax Band D

Lease Length: 125 years from 2004

Management company : Emersons

Vacant Possession

HALLWAY

Laminate wooden flooring, LED spotlights, wall mounted intercom entry system. Cupboard housing boiler and storage space and second storage cupboard.

LIVING / DINING ROOM

Double doors leading into Living/Dining area, double glazed UPVC doors leading out onto the large south facing balcony, laminate wooden flooring, LED spotlights, electric heaters.

KITCHEN

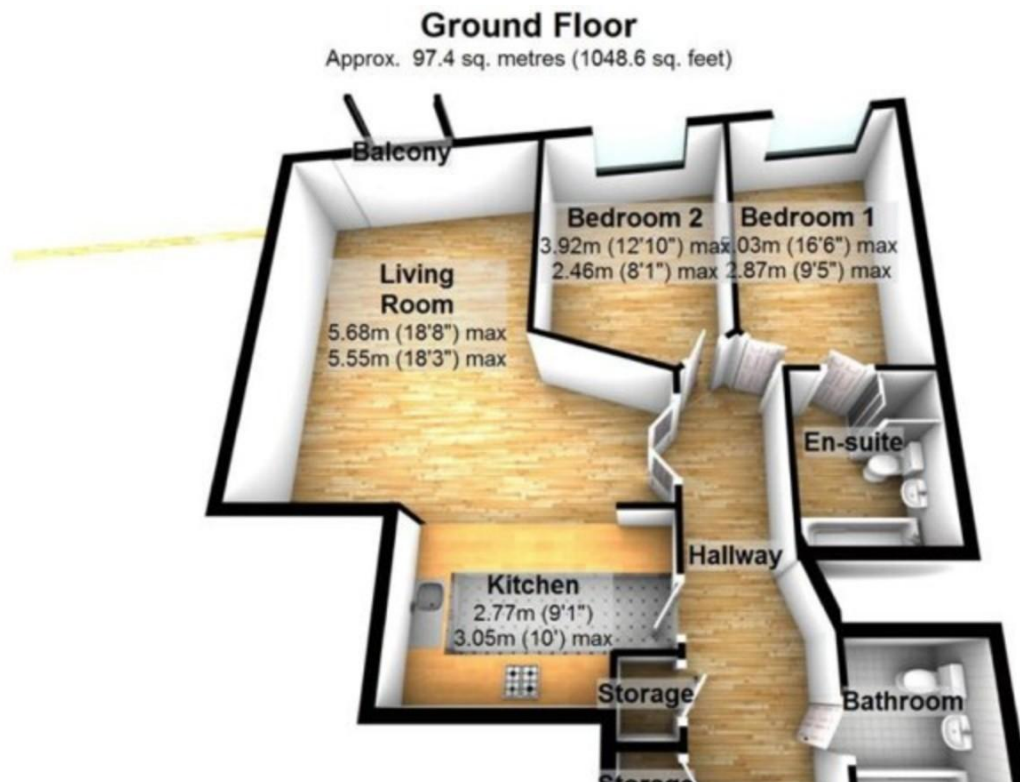
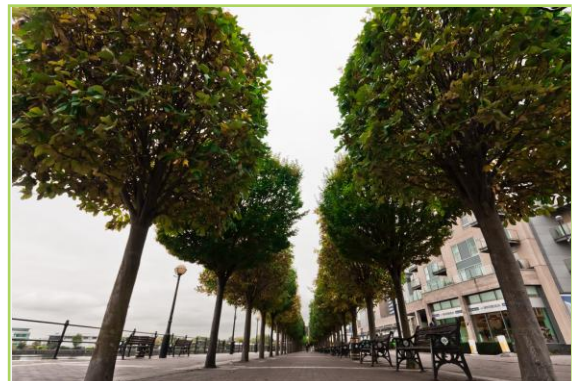
Separate entrance from hallway, stylish kitchen comprising a range of wall and base units with rolled edged work surfaces, stainless steel sink unit with mixer tap and drainer, integrated washing machine, fridge and freezer, built-in oven with four ring hob and extractor fan, partially tiled walls, tiled flooring and LED spotlights.

MASTER BEDROOM

Spacious double bedroom, double glazed UPVC window looking over the Quays, built-in wardrobe, carpeted flooring, LED spotlights, wall mounted electric heater, access to the large en-suite.

ENSUITE

Larger than average en-suite to the master bedroom, comprising WC, walk in corner shower, bath with mixer taps and overhead shower, built-in sink unit with mixer taps and storage.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

