



**JULIE TWIST
PROPERTIES**



Dock Office, Salford Quays

Asking Price Of £395,000

Situated on the 4th and 5th floor of the building, this is a truly stunning, brand new, duplex penthouse apartment which has been finished to a high specification throughout. The Apartment has floor to ceiling windows offering plenty of natural light and the décor is neutral and immaculately finished.

- Three Double Bedrooms
- 3.5 Bathrooms
- Two Allocated Parking Spaces
- Penthouse Apartment
- Balcony
- Duplex Apartment
- High Specification
- Salford Quays Location

DESCRIPTION

Situated on the 4th and 5th floor of the building, this is a truly stunning, brand new, duplex penthouse apartment which has been finished to a high specification throughout. The apartment has floor to ceiling windows offering plenty of natural light and the décor is neutral and immaculately finished.

The property has three double bedrooms, three ensuite bathrooms and separate WC with Porcelanosa fittings and an open plan living, dining and kitchen. The kitchen is fully fitted with integrated fridge/freezer, dishwasher, oven and microwave oven and also comes complete with a washer/dryer located in the storage area accessed via the hallway.

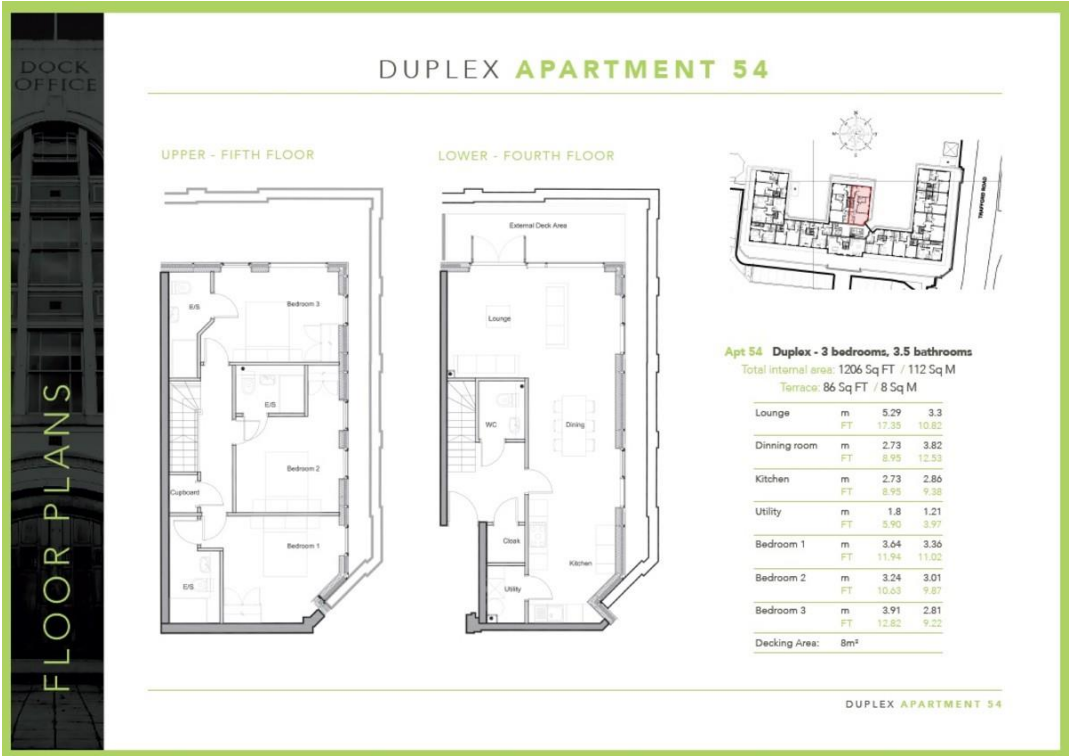
The main living area opens up onto the balcony which has far reaching views over Salford and Manchester city centre. The apartment also comes complete with two parking spaces which are located on site and within a secure fob entry gated car park.

The Dock Office stands proud in Salford Quays, being the only refurbished development converted in to apartments. This Art Deco building boasts many period features throughout the communal areas, with a stunning staircase, impressive entrance hall, high ceilings and unique parquet flooring to name just a few of the features the building has to offer.

Situated on Trafford Road (A5063) at the principal entrance to Salford Quays, it benefits from excellent public transport including Salford Quays Metrolink station which is directly opposite, linking to both the city centre and South Manchester.

GENERAL

Rental Yield: 4.39% (based on an expected rental income of £1500pcm)
Service Charge: approx. £1.20 per sq/ft
Ground Rent: £350
Lease: 125 years
Council Tax Band: TBC
Management Company: Liv Group
Tenanted Until February 2019 paying £1500pcm



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.

