



## **The Dock Office, Salford Quays**

**Asking Price Of £360,000**

The Dock Office is a stunning Art Deco Listed II Building, Situated on the 4th and 5th floor of the building, this is a truly amazing duplex penthouse apartment which has been finished to a high specification throughout, the apartment has three bedrooms and three en-suites with extra WC on the lower level, floor to ceiling windows offering plenty of natural light and the décor is neutral and immaculately finished, two parking spaces with option to purchase extra parking spaces, large balcony.

Check out the 360 tour to get a real feel about this penthouse and this stunning building.

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

**DESCRIPTION**

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: Aprx £1447.20 pa  
 Ground Rent: £350 pa  
 Lease: 125 years from 01.01.2015  
 Council Tax Band: E, Aprx £2,264.26 pa  
 Management Company: Regalty Estates  
 Tenancy in place until 22.05.2020 paying £1400pcm



FLOOR PLANS

## DUPLEX APARTMENT 54

UPPER - FIFTH FLOOR

LOWER - FOURTH FLOOR

**Apt 54 Duplex - 3 bedrooms, 3.5 bathrooms**  
 Total internal area: 1206 Sq FT / 112 Sq M  
 Terrace: 86 Sq FT / 8 Sq M

Lounge	m	5.29	3.3
	FT	17.35	10.82
Dinning room	m	2.73	3.82
	FT	8.95	12.53
Kitchen	m	2.73	2.86
	FT	8.95	9.38
Utility	m	1.8	1.21
	FT	5.90	3.97
Bedroom 1	m	3.64	3.36
	FT	11.94	11.02
Bedroom 2	m	3.24	3.01
	FT	10.63	9.87
Bedroom 3	m	3.91	2.81
	FT	12.82	9.22
Decking Area:		8m <sup>2</sup>	

DUPLEX APARTMENT 54

**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.

