



**JULIE TWIST  
PROPERTIES**



## **Dock Office, Salford Quays**

**Asking Price Of £279,000**

Situated on the 3rd floor of the recently converted Art Deco Building offering amazing views overlooking the water, this truly stunning apartment has been finished to a high specification throughout, offering plenty of natural light and immaculate décor.

- Stunning Art Deco Building
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking
- Private Balcony
- Prestigious Development
- Fantastic Water Views
- Modern Kitchen & Bathroom

## DESCRIPTION

Situated on the 3rd floor of the recently converted Art Deco Building. The Dock Office stands proud in Salford Quays, being the only refurbished development converted in to apartments. This stunning 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.

The property has two double bedrooms, two bathrooms 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 hallway. The private terrace offers amazing views overlooking the water, this truly stunning apartment has been finished to a high specification throughout, offering plenty of natural light and immaculate décor.

Property has one allocated parking space with an option to purchase the second parking space.

A staff member of Julie Twist Properties has an interest in this property.

## GENERAL

Rental Yield: 6.1% (Based on expected rental of £1,500pcm)

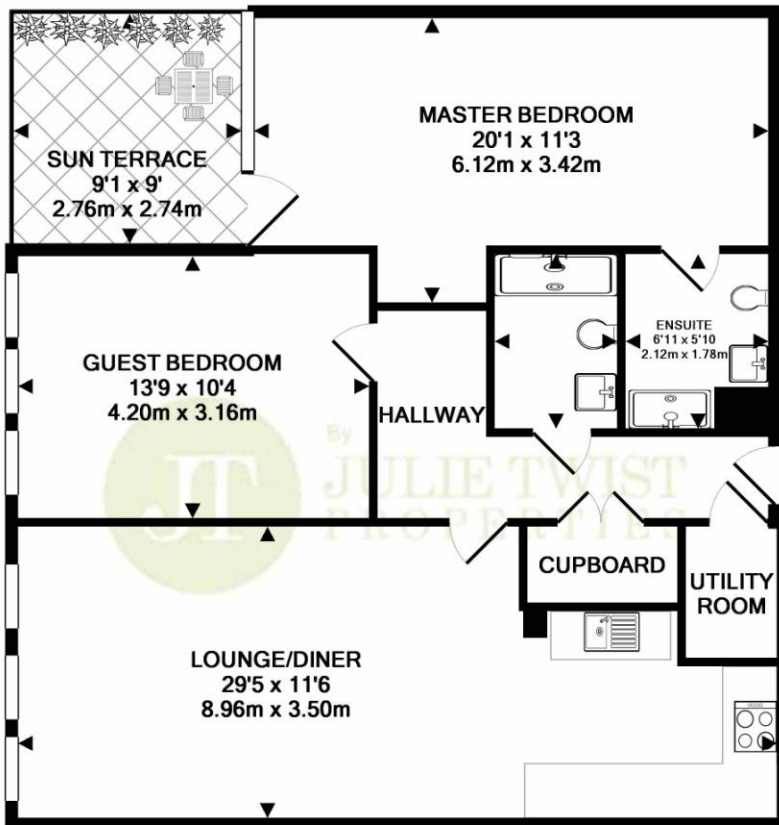
Service Charge: £2044 pa

Ground Rent: £300 pa

Lease: 125 years from January 2014

Council Tax Band: D, Aprx £1759.04 pa

Management Company: Liv



TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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