



JULIE TWIST
PROPERTIES



Labrador Quay, Salford

Asking Price Of £219,000

An excellent Two bedroom waterfront apartment in this superb development on The Quays. The accommodation comprises: two bedrooms, spacious living area, fully fitted modern kitchen and a well appointed bathroom suite. The property sits in a fantastic location in Labrador Quay and it also benefits from being close to the Metrolink service for City Centre commuters, has car parking space and a huge detached GARAGE!! Check out the 360 Tour to appreciate what this property has to offer!!

Local leisure facilities are excellent with the Lowry Mall, Theatre, Cinema and Art Gallery Close by. A newly refurbished Virgin active Gym is within walking distance. The popular Booths supermarket is a short walk towards the MediaCity site.

Local transport is a short walk between Couple metrolink stations aswell as the easy motorway access.

- Two Bedrooms
- Huge Detached Garage
- Secure Parking Space
- Separate Modern Kitchen
- Contemporary Spec
- Stunning Water Views
- Modern Bathroom
- Fantastic Location

DESCRIPTION

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GENERAL

Rental Yield: 5. % (Based on rental of £925pcm)
Service Charge: approx £1,000 p.a
Ground Rent: £125 p.a
Lease: 250 years from 1989
Management Company: Complete Property Management
Vacant possession

HALLWAY

Solid wood flooring, built-in storage cupboard, intercom system, ceiling light, doors leading to living room, master bedroom, guest bedroom and bathroom.

LIVING ROOM

Bright and spacious living room, solid wood flooring, two uPVC double glazed windows with custom made shutters looking over the water, two ceiling lights, tv point, radiator, sliding door leading to kitchen.

KITCHEN

Accessible from living room through a sliding door, restored beautiful parquet flooring, high spec fitted units with white high gloss doors and granite worktops, range of wall and base cupboards, under lighting, Integrated dishwasher, washer/dryer, build-in microwave and oven, integrated fridge freezer, stainless steel extractor hood, gas hob, ceramic tile splash-back, stainless steel sing with mixed tap, uPVC double glazed window with custom made shutters,under-pelmet lighting, breakfast bar with chrome pedestal, Worcester combi gas central heating boiler system, radiator.

MASTER BEDROOM

Carpet flooring, two uPVC double glazed windows with custom made shutters, radiator, ceiling light, fitted maple finish furniture comprising three double wardrobes, inset for double bed with cupboards above,chest of drawers, bedside cabinets, spotlights.

GUEST BEDROOM

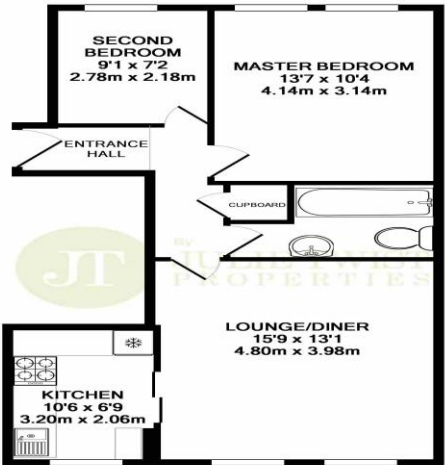
Carpet flooring, beech desk and wall cupboard, wall mounted rack, uPVC double glazed window with custom made shutters, ceiling light.

BATHROOM

Upgraded modern bathroom with restored beautiful parquet flooring, three piece white suite with chrome fittings comprising WC, bath with glazed shower screen, monsoon shower-head above bath and shower attachment, mosaic ceramic tiling to the bath and splashbacks, radiator, wash hand basin, extractor fan, LED mirror, ceiling light, vanity cabinet.

GARAGE

A huge detached garage, power and lighting, several storage shelving, with up-and-over door, there only three garages within the development and this garage is by far the biggest.



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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