



## **City Lofts , Salford Quays**

**Asking Price Of £240,000**

City Lofts offers luxury apartments in the heart of Salford Quays. This two double bedroom apartment offers spectacular views. The spacious living area presents oak flooring and stylish furnishings. The Conran designed kitchen has high spec integrated appliances and the tasteful Conran designed 3 piece bathroom and ensuite incorporates oak and glass. Property situated on the 7th floor offering stunning water views and secure allocated parking space.

Total area sqft 704 (sqm 65.4).

This development benefits from an on-site 24 hour concierge, a grand reception area, and well-kept communal areas. Situated close to the Metrolink offering easy access to the City Centre, only a short walk to MediaCity UK, The Lowry Centre & Lowry Theatre, this property is in the perfect location.

Check out the 360 tour to appreciate this beautiful apartment.

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Stunning Water Views
- Seventh Floor
- Fantastic Condition
- 24 hrs Concierge
- Brilliant Location

## DESCRIPTION

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## GENERAL

Rental Yield: 5.4% (Based on expected rental of £1,100pcm)

Service Charge: £3,000pa

Ground Rent: £350pa

Lease: 250 years from 2007 ( 238 years remaining)

Management Company: Zenith Property Management

Sold with vacant possession

## HALLWAY

Airing cupboard housing the hot water cylinder and the plumbing for washing machine. Solid oak framed doors leading to all the rooms, carpet flooring. LED spotlights to the ceiling, smoke alarm.

## LIVING ROOM / DINING ROOM

Solid wood flooring, 2 x wall mounted electric panel heater, dimmable recessed spotlights to the ceiling, full length glazed window and sliding door opening to stunning water views.

## KITCHEN

Solid wood flooring, fitted with bespoke Conran design kitchen, granite Work surface, stainless steel effect splash-back, recessed touch sensitive black AEG hob, stainless steel AEG oven and built-in Whirlpool microwave, integrated fridge freezer, integrated Bosch dishwasher. Built-in extractor fan, stainless steel circular sink with drainer grooves in work top, dimmable recessed spotlights to the ceiling, smoke alarm.

## MASTER BEDROOM

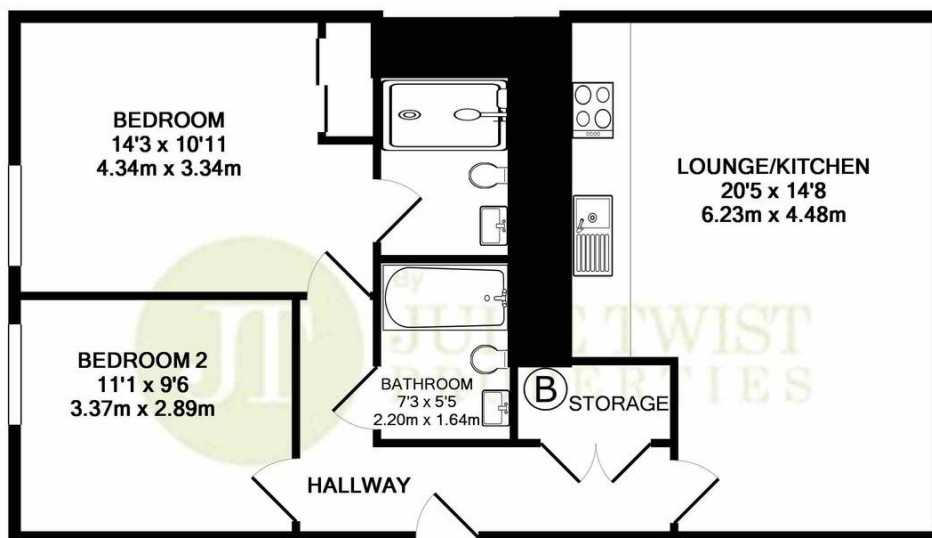
Fitted carpet, full height double glazed window, slimline electric panel heater, fitted wardrobe, dimmable recessed spotlights to the ceiling. Access to en-suite.

## EN-SUITE

Bespoke Conran & Partners Oak cabinet with open glass shelves, mirrored cupboard, recessed shaver socket and integrated lighting, sanitary ware, walk-in tiled shower tray, award-winning Vola taps/shower valves, full height travertine tiling, chrome heater tower rail, spotlights and LED light fitting to the surface.

## BEDROOM 2

Full height double glazed window, slimline electric panel heater, dimmable recessed spotlights to the ceiling.



TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 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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