



## **NV Building, Salford Quays**

**Asking Price Of £200,000**

**\*\*\* Cash Buyers Only\*\*\***

A fantastic two bedroom apartment on the 6th floor of this distinctive curved development that sits right on the waterfront at Salford Quays. NV Buildings is one of the most popular and iconic developments on the Quays and offers buyers stylish accommodation, water views and an allocated car parking space. Just a few minutes walk from Media City, with its array of bars, restaurants and opposite the Lowry Theatre. The tram stop takes six minutes to get into the City Centre and Salford Quays offers a quieter apartment style living.

- Two Bedrooms
- Allocated Parking
- 6th Floor Block B
- Water Views
- 24 Hour Concierge
- Modern Apartment
- Approx. 688 SQ/FT
- Secure Development

## DESCRIPTION

This popular gated development comes with a 24hour concierge. The NV Buildings are positioned in the heart of Salford Quays and walking distance to the popular bars and restaurants. The apartment benefits from an entrance hallway, spacious open plan lounge/diner/kitchen with a balcony overlooking Salford Quays, a modern fitted bathroom, two bedrooms and a utility room. The property is warmed by electric heating system and is also double glazed throughout.

## GENERAL

Rental Yield 5.5% (based on estimated rental of £925pcm)  
Service Charges : approx £3,500 pa  
Ground Rent : £250 pa  
Council Tax Band C approx. 1,415pa  
Lease Length: 250 years  
Management company: Complete Property Management  
Currently tenanted on a periodic tenancy paying £750pcm

## HALLWAY

Wood door to the front, three ceiling spotlights, wall-mounted radiator and storage cupboard housing the boiler and the washing machine.

## OPEN PLAN KITCHEN/LIVING AREA

Eight ceiling spotlights, two double glazed windows, sliding door to the side and laminate flooring. The kitchen area is fitted with a range of gloss wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring electric hob, oven, integrated extractor, dishwasher and fridge/freezer.

## UTILITY ROOM

Ceiling light point, electric meter, boiler and space for washing machine.

## BEDROOM ONE

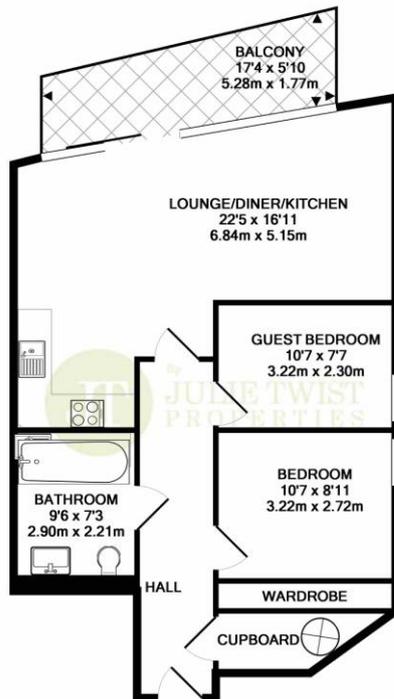
Double glazed window to the front, four ceiling spotlights, wall-mounted radiator, built-in wardrobes and laminate flooring.

## BEDROOM TWO

Double glazed window to the front, two ceiling spotlights and wall-mounted radiator.

## BATHROOM

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower over. Four ceiling spotlights, tiled splash-back and tiled flooring.



TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 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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