



## Winnipeg Quay, Salford Quays - Asking Price Of £205,000

This two bedroom apartment is located within the popular Winnipeg Quay development in Salford Quays. Located on the second floor, this property offers two great-sized double bedrooms, main three piece bathroom, separate kitchen and a spacious living/dining room which leads out onto the balcony. The property also includes an allocated parking space. The furniture is also included within the sale and the property is chain free making it the perfect home for a first-time buyer or investor looking to start renting straight away.

Winnipeg Quay is a few minutes walk to the Metrolink offering great transport links to the city centre and surrounding areas. The Lowry Shopping Centre and Lowry Theatre are only a short walk away too, as is Media City is only a short walk away too offering more shops, bars, restaurants and cafes. The property has easy access to the M602 motorway providing commuter links throughout the North West and also to the Trafford Centre.

- Two Double Bedrooms
- Allocated Parking
- Balcony
- Second Floor
- Short Walk to Media City
- Across from Lowry Shopping Centre
- Separate Kitchen
- Furniture Included



**GENERAL**

Rental Yield: 5.3% (Based on expected rental of £900pcm)  
Service Charge: £1000 pa  
Ground Rent: N/A  
Lease: 999 years from 01.07.1987  
Council Tax Band: C, Aprx £1,723.99 pa  
Management Company: Realty  
There is no onward chain with this property.

**HALLWAY**

Laminate flooring, intercom entry phone, ceiling lighting and entrance to:-

**LIVING ROOM**

Double glazed patio doors to balcony, laminate flooring, phone/tv point, wall heater and two ceiling lights.

**KITCHEN**

Separate kitchen comprising range of wall and base units, free-standing fridge/freezer, built-in oven, four ring hob with extractor over, tiled splashback, stainless steel sink with mixer tap, integrated washing machine, lino flooring, ceiling extractor, double glazed window and ceiling lighting.

**BEDROOM 1**

Double glazed window, laminate flooring, wall heater and ceiling lighting.

**BEDROOM 2**

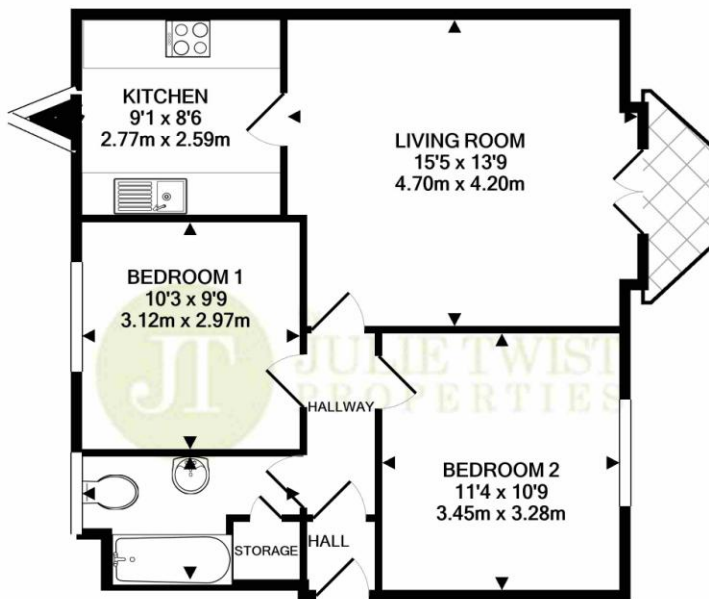
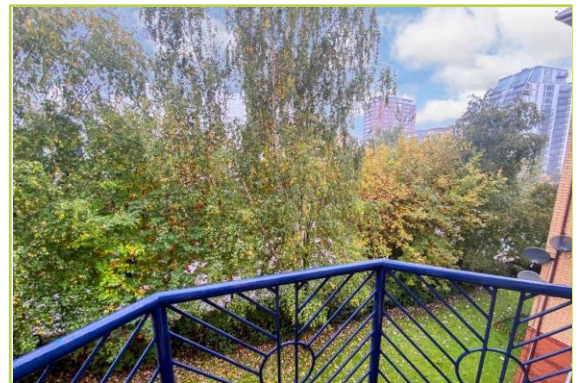
Double glazed window, laminate flooring, wall heater and ceiling lighting.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, double glazed frosted window, partially tiled walls, lino flooring, ceiling lighting and cupboard housing the boiler.

**PARKING**

There is an allocated parking space included in the sale.



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.4 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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