



## 2 bed apartment to buy in M50

Furness Quay, Salford, Greater Manchester, M50 3DL


**£165,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

-  Open Plan Living/Dining
-  No Ground rent
-  Tenant in situ
-  En-Suite Shower Room
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

For Sale By Online Auction. Starting Bids £165,000. Terms and Conditions Apply.

Stunning two bedroom apartment at the brand new Northhill Apartments Development, Salford Quays. The apartment is located on the 13th floor and comprises laminated flooring throughout, open plan living/dining/kitchen area with fully fitted and integrated kitchen, modern bathroom with power shower, two double bedrooms with master having en-suite shower room.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Please note the photos were taken prior to the current tenant moving in.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

- Excellent transport links with direct access to Manchester City Centre and the Metro Link
- Currently tenanted and being sold with tenants in situ
- Close to all local amenities
- Salford Quays waterfront has benefited from significant regeneration and investment over recent years
- Situated close to MediaCityUK, home to major organisations including the BBC and ITV aswell as providing convenient access to shopping, dining and cultural attractions

- Fantastic Quays views

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 242

Annual Service Charge Amount: £2,709.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: None

Year built: 2018

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 80                         | 80        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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