



## 1105 Northhill Apartments 65 Furness Quay Salford Quays M50 3DN

### Offers over £170,000

BRAND NEW SALFORD QUAYS DEVELOPMENT! HOME ESTATE AGENTS are privileged to offer for sale this recently completed, approx. 48m2, 11th floor one bed apartment. This property is part of Salford Quays newest and recently released development, "Northhill". Towering above the Quays, the development is well positioned to enjoy all of the amenities this buzzing area has to offer, including The Lowry outlet and theatre, Salford Watersports centre and Ordsall Park with sporting facilities just a few minutes from the property. Salford Quay Metrolink is approx. 2 minutes from the property and a wide variety of local shops are all within easy walking distance. At approx. 48m2 the apartment is a larger than average one bedroom unit and comprises an open plan living space including a lounge with a balcony. There is a dining area and a modern fitted kitchen with white goods including a dishwasher, fridge/freezer, oven, and hob. The hallway has storage and pre-installed superfast wifi connection and the bathroom has a white three piece suite with an integrated shower over the bath. The large double bedroom includes generous space for wardrobes and also a built in alcove ideally suited to a home office. Having been recently completed, the property is in stunning condition throughout, ready to move in to and is highly recommended for an early viewing! We would expect the property to achieve around the £925.00pcm figure if purchased as a buy to let and therefore offers an appealing return. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- BRAND NEW PROPERTY!
- Northhill Apartments in the heart of Salford Quays
- 11th floor position with balcony and views over Manchester
- Modern generous 48m2 open plan living space
- Fitted kitchen with white all new white goods
- Modern fitted bathroom
- Spacious double bedroom with space for home office
- No vendor chain
- Walking distance to Metrolink station
- Boutique style finishes



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### Hallway

Wood effect flooring and storage cupboard.

### Open plan living area 28'3 x 9'4 (8.61m x 2.84m)

Open plan living space comprising lounge, dining and kitchen area. The lounge offers direct access to the private balcony, fitted with wood effect flooring and television point. The kitchen is fitted with new, modern wall and base units, roll edge work tops, electric oven and hob and extractor fan.

### Bedroom One 19'8 x 8'8 (5.99m x 2.64m)

Window to the front, wood effect and electric heater.

### Bathroom 7'0 x 5'5 (2.13m x 1.65m)

Fitted with a new three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath. Tiled to complement and extractor fan.

### Tenure and other information

We are advised that the property is leasehold. The Lease is for a term of 250 years, from 1st January 2017, with a ground rent of £345 per year, plus service charges which are yet to be confirmed. The ground rent is fixed to 1st January 2027, then is reviewed in line with RPI. Afterwards every 10 years, it will be increased in line with the increase in RPI in the United Kingdom, which is a figure published by the UK government.

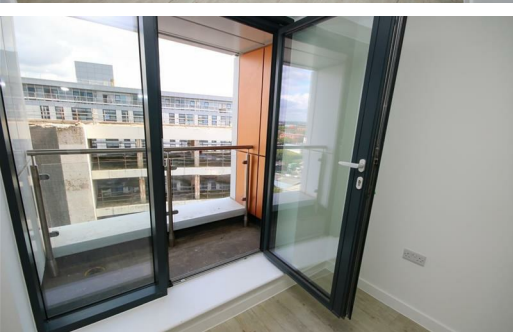
We are advised that the current council tax band is TBC.

The EPC rating for this property is B.

### IMPORTANT INFORMATION -

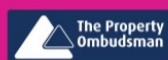
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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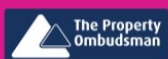
Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers: Moncton - 9262084, Urmston - 04331861, Stretford - 08259553





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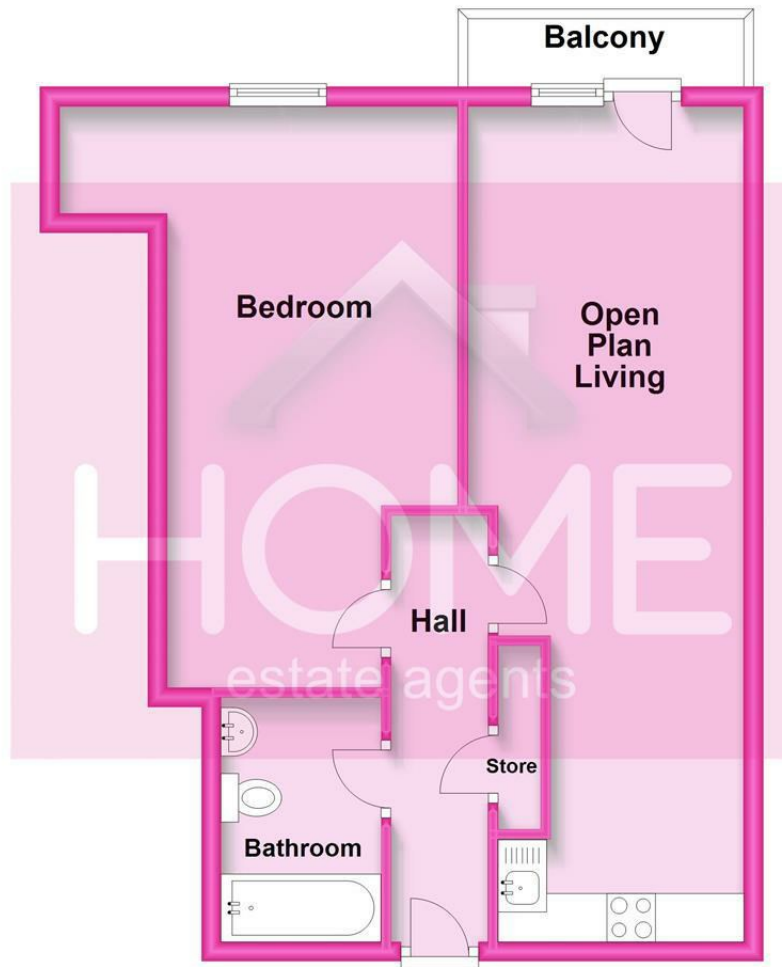
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## Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 51.0 sq. metres (549.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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