



Abito, Clippers Quay, Salford
Offers In Excess Of £95,000

Ascend
Built on higher standards

Abito, Clippers Quay, Salford

** FANTASTIC INVESTMENT OPPORTUNITY **

Abito is a striking building right in the heart of Salford Quays. An eye-catching gem with views of Exchange Quay this super-spacious studio apartment is now up for grabs.

Take a step inside and you're immediately presented with a bright open space with floor to ceiling windows, flooding the apartment with natural light. You'll benefit from a contemporary design throughout along with a fully integrated kitchen, ultra-modern bathroom and a nifty pull-down bed.

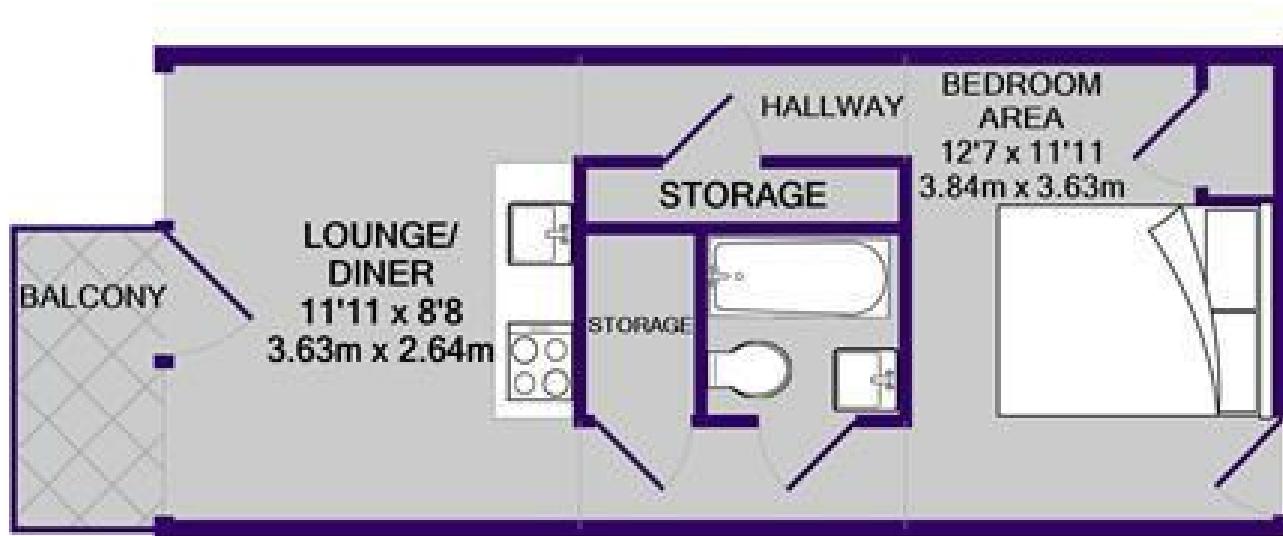
You couldn't be better located either. MediaCityUK is just a short stroll away and the abundance of transport links offer a quick and easy commute into the city centre and the surrounding areas. Whether you're a working professional or just looking to live in the thick of all the action, you couldn't ask for anything more from an apartment.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

*Currently tenanted at £600pcm on a periodic agreement.



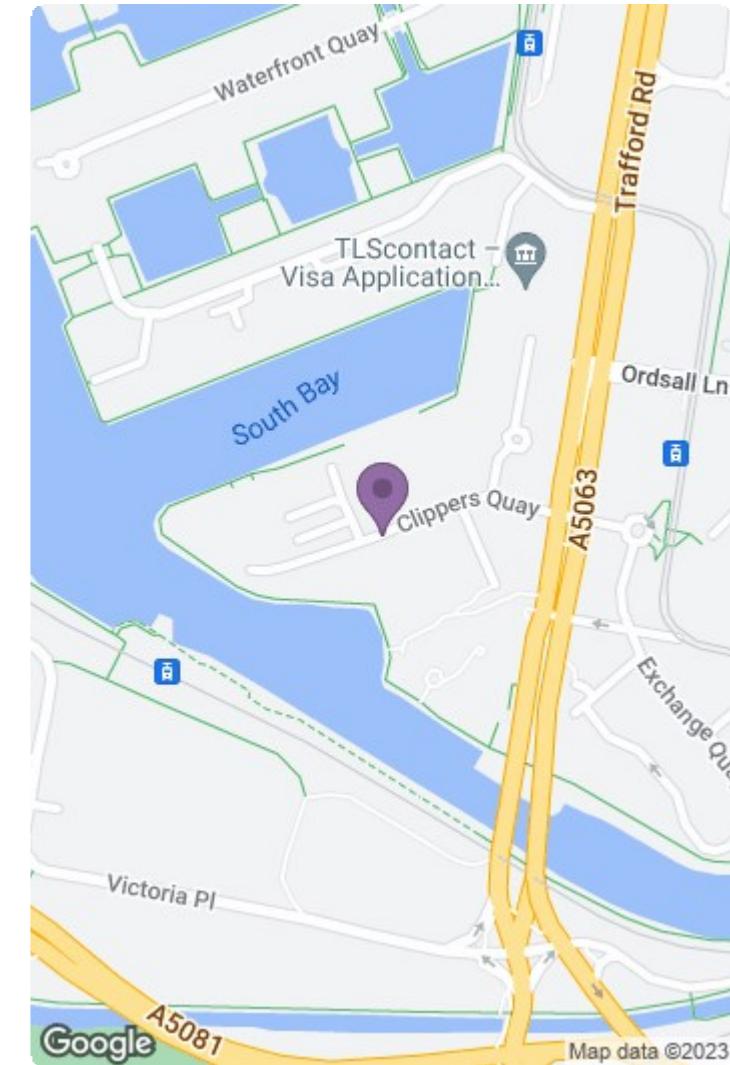
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.4 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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241 Deansgate, Manchester, Lancashire, M3 4EL
 Tel: 0161 637 8336
 Email: contactus@ascendproperties.com
www.ascendproperties.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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