



### 1 bed flat to buy in M50

65 Furness Quay, Salford, Greater Manchester, M50 3DJ

**£90,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ 1 Bedroom Apartment
- ✓ Open Plan Living/Kitchen
- ✓ Fully Fitted & Integrated
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to offer for sale this well proportioned one bedroom apartment at the brand new Northhill Apartments Development, Salford Quays. The apartment is located on the 1st floor and comprises laminated flooring throughout, fully fitted and integrated kitchen, double bedroom, modern bathroom with power shower. The apartment will be available fully furnished.

Greater Manchester is one of the top property hotspots in the UK and, within the region, Salford is leading the way. This has been particularly apparent at Salford's waterfront which has been injected with £560m worth of investment, regenerating the site from underused docklands into a business hub with world-class facilities and a rich cultural offering.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £345.00

Annual Service Charge Amount: £1,414.00

Price: Starting Bid £90,000

Property Type: Flat

Parking: None

Year built: 2022

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

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
40 sq m / 426 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		76	76
(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 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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