



STANLEY STREET  
SALFORD

£268,000

 1 BEDROOM

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



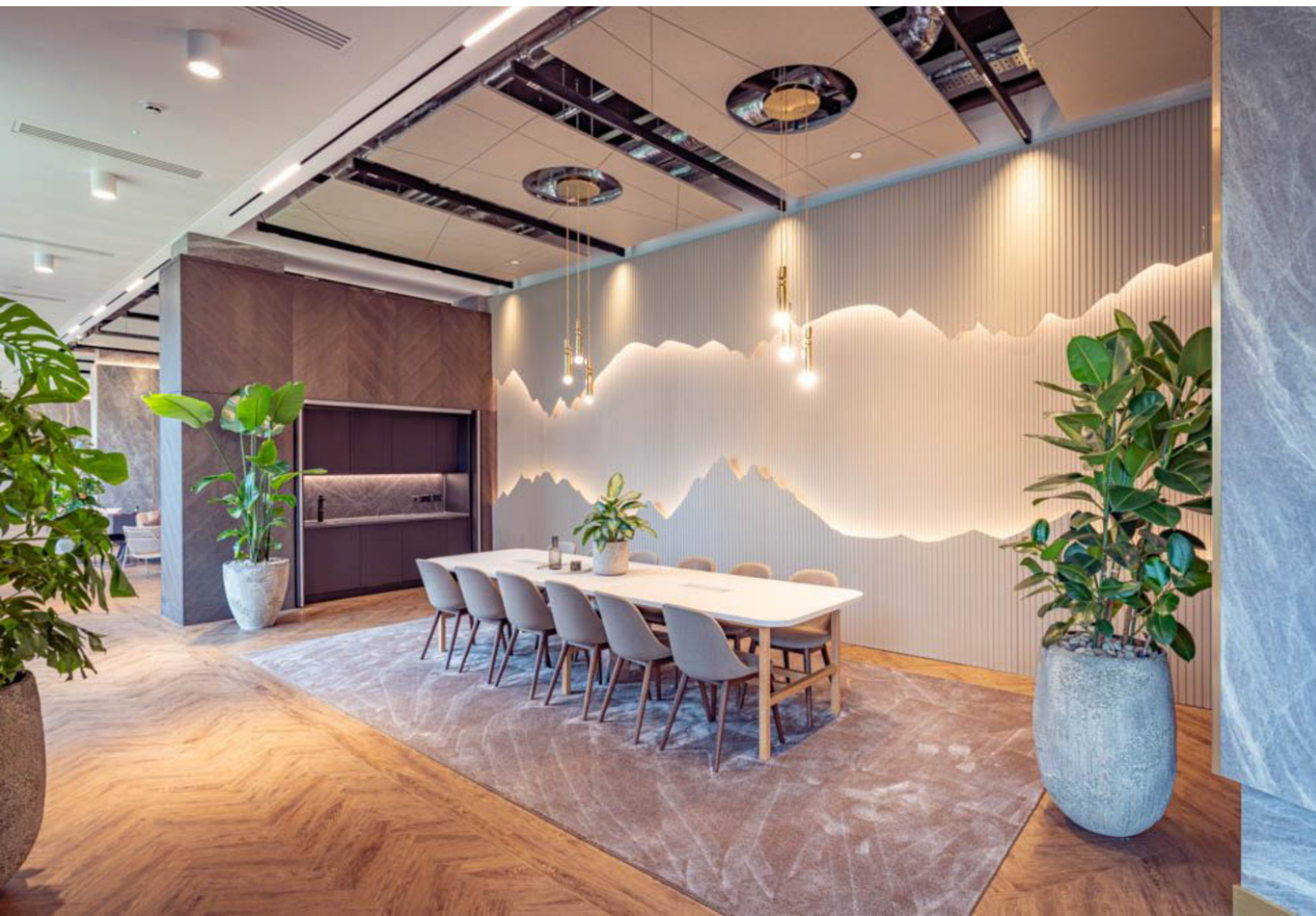


# Stanley Street, Salford, M3 5GU

**\*\*STUNNING CORNER POSITION WITH RIVER IRWELL VIEWS\*\*** - Novella is the latest addition to New Bailey, where contemporary living, city lights and the River Irwell meet. Novella combines striking design and quality with first class resident amenities, such as concierge, podium gardens, communal lounges, a residents' gym and wellness suite, co-working spaces, cycle stores and a parcel room. This corner, dual aspect apartment offers beautiful waterside views with ONE DOUBLE BEDROOM accommodation measures 496 Sqft which briefly comprises of an impressive open plan living and kitchen area, with integrated top of the range AEG/Zanussi appliances and stylish quartz worktops. The bedroom benefits from a full-length double fitted wardrobe and luxury grey carpets. The contemporary bathroom is furnished with Hansgrohe taps with a double rainfall shower over bath combination. All windows throughout the apartment feature grey Decor 350 blackout roller blinds. As mentioned, Novella combines striking design and quality with first-class amenities with the added benefits of a 4th floor podium roof garden offering stunning city and river views. Perfectly positioned within walking distance of Spinninafields, Deansgate and





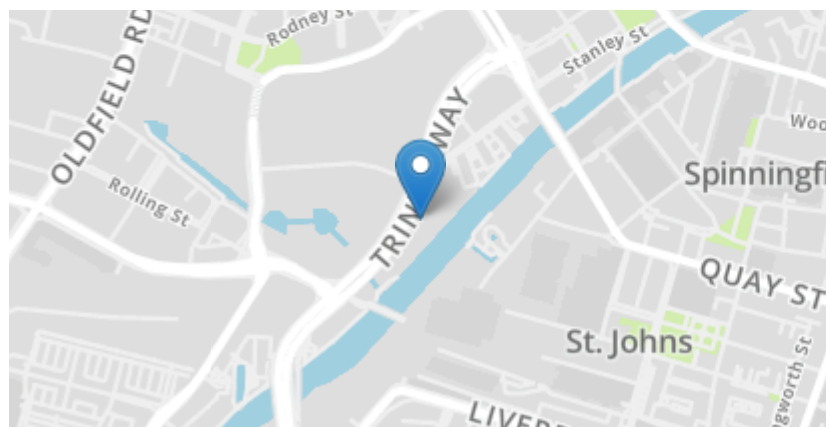




## Features

- One double bedroom
- Twelfth floor apartment
- High Specification
- Corner apartment
- Stunning river views
- Juliette Balcony
- On-Site Gym & Wellness Suite
- 24 Hour Concierge
- Close to Spinningfields
- Waterside Development

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.