

£210,500 Leasehold

High Definition, 3 Red, Media City, Salford M50 2AQ



- Tenth Floor
- High Energy-Efficiency Rating
- Minutes from Media City Tram Stop
- Approx. 511 Sqft Gross Internal Area
- Concierge, Communal Lounge and Terrace
- Long Lease

GENERAL DESCRIPTION

A one-bedroom apartment on the tenth floor of this recently-constructed development. The property has a reception room with attractive flooring and a stylish, semi-open-plan kitchen featuring handle-less units and integrated appliances. There is a fitted wardrobe in the bedroom and a sleek, modern, high-spec bathroom. Demanding insulation standards and high performance glazing contribute towards a very good energy-efficiency rating. The apartment is minutes from the Media City Tram Stop, only a short walk from the impressive Alchemist Cocktail Bar plus the shops, restaurants, cinema and arts complex just across the footbridge. Residents can also make use of the concierge and smart communal areas within the development including the spacious entrance lobby, lounge and terrace.

Tenure: Leasehold (250 years from 2020).

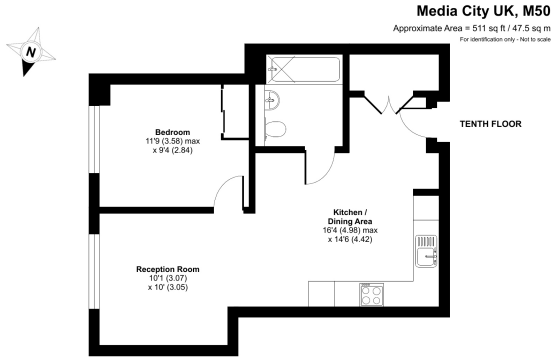
Service Charge: £169.86 per month (subject to annual review).

Council Tax: Band C, Salford City Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets only permitted with prior written consent from the housing association, managing agent or freeholder (except assistance animals). There is no parking space offered with this property.

DIMENSIONS



Certified Property Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2018). Produced by Urban Moves. REF: 1064494

TENTH FLOOR

Kitchen / Dining Area
16' 4" x 14' 6" (4.98m x 4.42m)

Reception Room
10' 1" x 10' 0" (3.07m x 3.05m)

Bedroom
11' 9" x 9' 4" (3.58m x 2.84m)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.