



STANLEY STREET  
SALFORD

OFFERS OVER

£250,000



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- B



VITALSPACE  
INDEPENDENT ESTATE AGENTS



# Stanley Street, Salford, M3 5GW

**\*\*STUNNING CORNER POSITION \*\* - \*\*VIDEO TOUR\*\* -**  
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 Spinnafields, Deansgate and

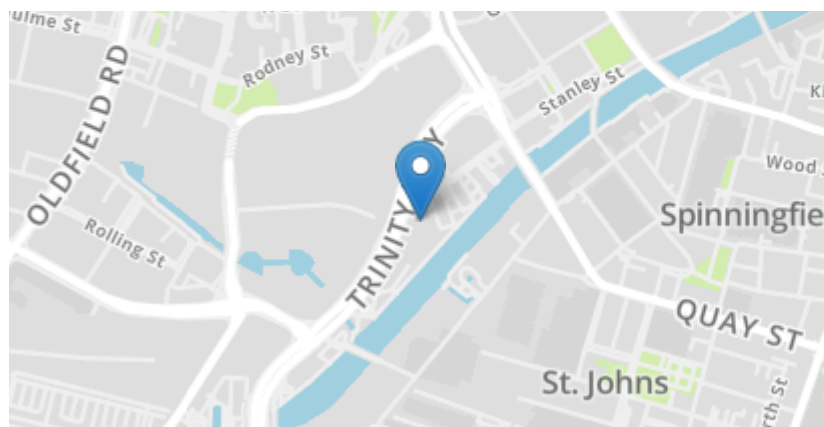




## Features

- One double bedroom
- High Specification
- On-Site Gym & Wellness Suite
- 24 Hour Concierge
- Close to Spinningfields
- Sixteenth floor apartment
- Corner Position
- Pet friendly
- Waterside Development
- Luxury tiled bathroom

## 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	

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