





ON BEHALF OF THE FIXED CHARGE RECEIVERS TWO BED APARTMENT

Flat 1007 Imperial Point Salford
Quays, M50 3RB

Asking £272,500

Property Features

-  Apartment
-  2 bedrooms
-  958 sq. ft.
-  2 bathrooms
-  Convenient location in
the heart of Salford
Quays
-  Balcony



CONTACTS

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Apartment 1007 Imperial Point Salford Quays, M50 3RB

DESCRIPTION

The property provides a two bedroom apartment located to the tenth floor of a purpose built sixteen storey apartment block. Internally, the block includes a reception area with concierge, intercom system and lifts to the upper floors. The subject flat is located on the tenth floor and provides a hallway leading to two double bedrooms, one of which has an en-suite shower room, family bathroom, kitchen and lounge/diner.

The property has gas central heating, laminate floors, spotlights and neutral white decor and should appeal to both first time buyers and investors alike.

Settle into Your **SURROUNDINGS**

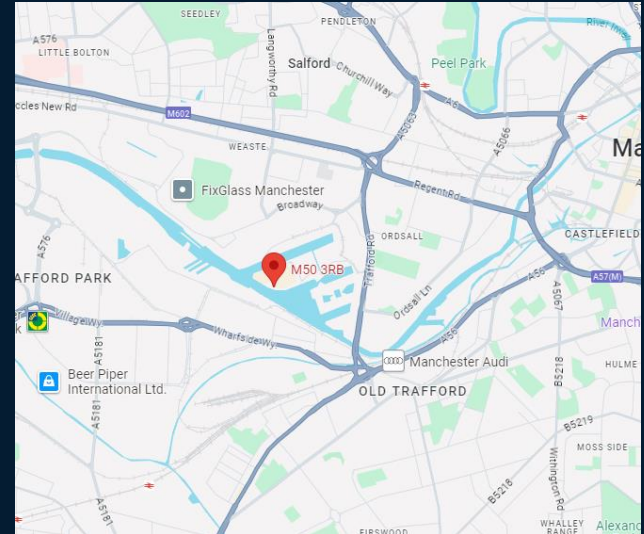
LOCATION

The property is located in Salford Quays, a popular hub around 2 miles from Manchester City Centre. The area is home to Media City, alongside The Lowry Theatre, Lowry Shopping Centre and a range of bars and restaurants. It is also a popular residential location, with a number of large high rise block of flats surrounding the Quays. It is easily accessible from Manchester City Centre by the Metrolink.

The block connects to The Lowry Shopping Centre, with Kargo food market and Vue cinema located adjacent. The balcony overlooks The Lowry theatre.

FURTHER INFORMATION

Cladding remediation works are due for completion 1st November 2024 with no leaseholder contribution.



TENURE INFORMATION

The property is held on a long leasehold title for 125 years (less 10 days) from 1 January 2001, with c. 102 years unexpired.

A service charge is payable at 0.7% of the total costs. The ground rent increases every 25 years, and was originally set at £175 per annum for the first 25 years, though it appears that this has now been reduced to £165 per annum. This will increase to £205 per annum in 2026.

TENANCIES

The property is currently occupied, with the tenant on a rolling monthly basis following expiry of an AST in April 2023. We understand that the current rent payable is at £1,300 pcm (£15,600 per annum).

ACCOMMODATION

Gross internal Area: 958 sq. ft. (89 sq.m)

OUTSIDE

Balcony overlooking the Lowry Theatre.

EPC

Energy Asset rating is C.

COUNCIL TAX

Band D – Annual Charge for 2024/2025 is £2,324.46.

PRICE

£272,500.

The property is available as an investment, or with vacant possession.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

AMY SELFE

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