



jordan fishwick

# Apt 1604 Millennium Tower, The Quays, Salford, M50 3SB

\*EWS1 AVAILABLE - Mortgage and Cash Buyers Invited\*

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM, TWO BATHROOM apartment at Millennium Tower, a purpose built development of luxury apartments by the Architect Broadway Malyan and completed in 2008. This 16th floor apartment can only be described as stunning with no expense spared to create an exceptional living standard. The apartment boasts amazing uninterrupted views across Salford Quays. Consisting of a hallway, storage room, a modern living area with new flooring and a modernised kitchen leading to a balcony with water views, two good size bedrooms with the master bedroom benefitting from an en-suite shower room and fitted wardrobes. The apartment also benefits from secure undercroft parking. NO ONWARD CHAIN.

## Price £260,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring. Spotlights. Store cupboard. Access to all rooms.

### Living Room

24'7" x 13'9"

Laminate flooring. Spotlights. Underfloor heating. Access to balcony. TV and telephone points. Open with kitchen.

### Kitchen

10'2" x 6'10"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, dishwasher, cooker with hob and extractor over. Sink with mixer tap. Underfloor heating

### Bedroom One

19'4" x 11'5"

Fitted carpet. Spotlights. Underfloor heating. Fitted wardrobes. Access to en-suite.

### En-suite

Low level W.C. Sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

### Bedroom Two

11'1" x 8'10"

Fitted carpet. Spotlights. Underfloor heating.

### Bathroom

Low level W.C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail.

## Externally

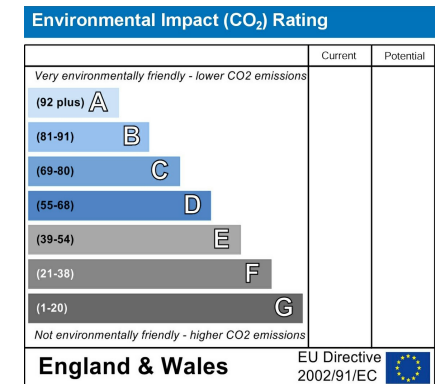
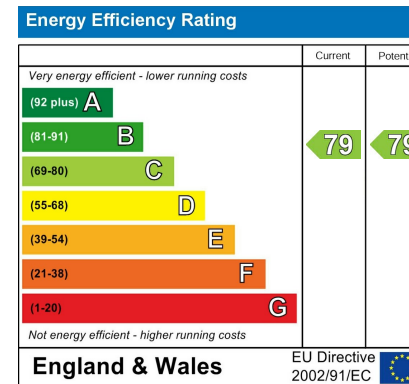
Balcony with water views. Lifts to all floors. Secure undercroft parking.

## Additional Information

Lease -150 years from 1 August 2005

Ground rent - £312.97 per year

Service charge - £848.77 per quarter





## 16TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

