



# Apt 807 Millennium Point, 254 The Quays, Salford Quays, M50 3SE

EWS-1, Mortgage Buyers Welcome. A fabulous 8th floor large one bedroom apartment in Millennium Point, Salford Quays. Entrance hall with storage and washer/dryer, large corner aspect living room with balcony, high gloss kitchen with fitted appliances, fridge/freezer, dishwasher and oven and hob. Double bedroom. Luxury bathroom suite with fitted mirror, shower attachment and tiled walls and floor. Parking. Council Tax Band C. No pets allowed in the building.

## Offers In Excess Of £160,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Airing cupboard. Access to all rooms. Wooden flooring.

#### Living Room

18'0" x 11'9"

Large Double glazed window with access to the balcony, Electric heater and tv points. Open to

#### Kitchen

8'10" x 5'10"

There is an open plan kitchen briefly comprising; selection of wall and base units, sink with drainer, oven with hob and integrated appliances.

#### Bedroom

10'9" x 11'9"

Double glazed window, electric heater.

#### Bathroom

7'2" x 6'10"

Three piece suite with shower attachment, w.c and wash hand basin. Heated towel rail. Tiled walls and floor.

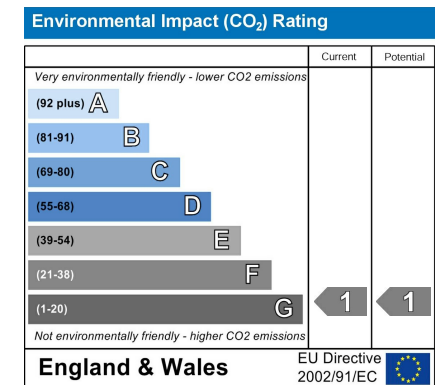
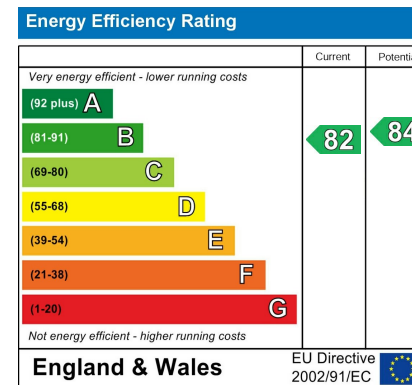
#### Externally

Balcony off the living room and underground allocated parking space.

#### Additional Information

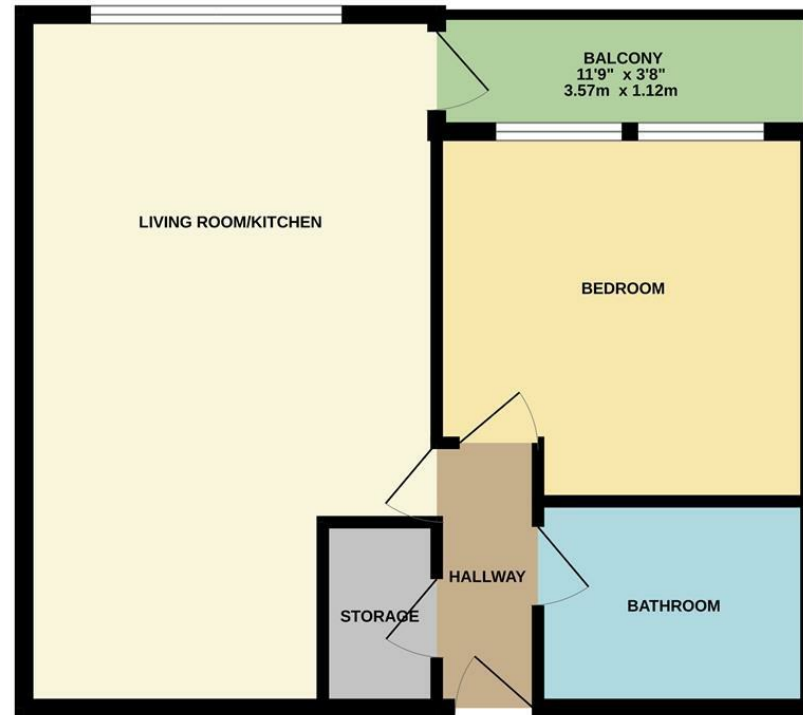
Service Charge £1714pa

Lease 150 years from 2005  
 Ground Rent £312.97  
 Hadrian Property Management





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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