



*jordan fishwick*



# Apt 159 Labrador Quay, Salford Quays, Salford, M50 3YH

Jordan Fishwick are pleased to offer for sale this stunning apartment located at Labrador Quay, Salford Quays. This immaculately presented property boasts an open plan living/dining room, set back kitchen, 2 bedrooms, and a modern bathroom, offering a comfortable and stylish living space.

With picturesque views of the quays, this apartment provides a tranquil setting to unwind and relax. The property spans across 667 sq ft, providing ample space for all your needs.

Convenience is key with parking available for 1 vehicle, ensuring you never have to worry about finding a spot. Additionally, being close to Media City and Central Manchester, you'll have easy access to a plethora of amenities, entertainment options, and dining experiences.

Furthermore, the proximity to a tram stop makes commuting a breeze, offering seamless connectivity to the surrounding areas. Don't miss out on the opportunity to own or rent this fantastic apartment in a prime location. Book a viewing today and envision the lifestyle that awaits you at Labrador Quay! NO ONWARD CHAIN.

## Offers Over £230,000

### Viewing arrangements

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

#### Entrance Hall

Fitted carpet. Storage cupboard. Intercom system. Ceiling light. Telephone point.

#### Living Room

12'10" x 15'8"

Fitted carpet. Ceiling light. Radiator. TV point. Picturesque window with water views. Open with kitchen.

#### Kitchen

10'4" x 7'0"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Freestanding fridge/freezer and washing machine. Heated towel rail. Window. Ceiling light.

#### Bedroom One

12'7" x 10'7"

Fitted carpet. Ceiling light. Radiator.

#### Bedroom Two

8'2" x 11'1"

Fitted carpet. Ceiling light. Radiator.

#### Bathroom

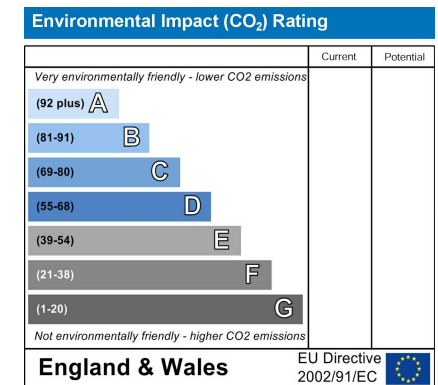
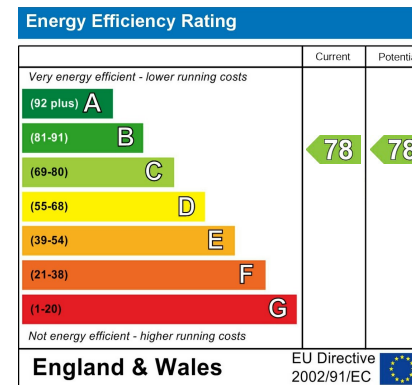
Partially tiled bathroom. Low level W/C, Sink with mixer tap and vanity storage above and below. Shaver point. Bath with mixer shower over. Heated towel rail.

#### Externally

Parking is available in the secure residents' car park.

#### Additional Information

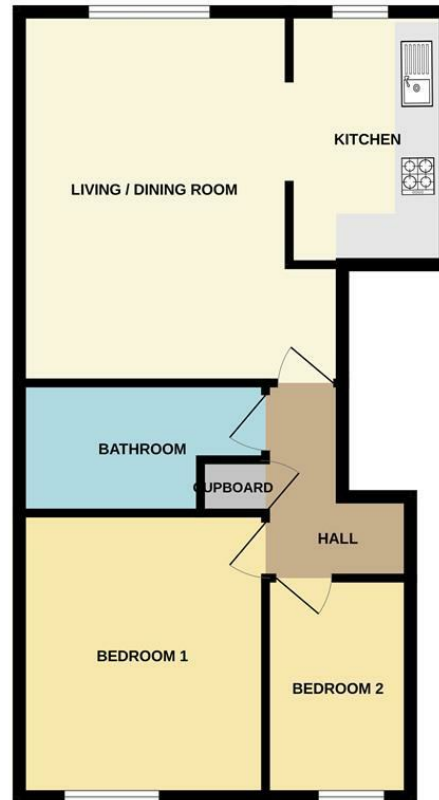
Lease - 250 years from 1989  
 Ground rent - £100 per annum  
 Service charges - £1200 per annum







GROUND FLOOR



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