



The Dock Office, Salford Quays – Asking Price of £220,000

Julie Twist Properties welcome to the market second floor apartment located within The Dock Office in Salford Quays. The apartment comprises of an open plan living area that leads to a fully fitted kitchen with an integrated fridge/freezer, dishwasher, built in microwave and four ring hob. There are also two double bedrooms with bedroom 1 hosting an ensuite bathroom and there is an additional three piece bathroom suite that can be accessed via the hallway. The apartment also comes with the benefit of one secure allocated parking space.

The Dock Office is a Grade II listed building and is the only refurbished development converted into apartments on The Quays and boasts a stunning staircase, impressive entrance hall, high ceilings and large windows. It is also located near the heart of Salford's Media City where several tram stops are close by allowing you easy access to all over Manchester!

- Two Double Bedrooms
- Secure Allocated Parking
- A1 rated EWS1 in Place
- Grade II Listed Building
- Second Floor
- Near Salford Quays Tram Stop
- Two Bathrooms
- High Ceilings

DESCRIPTION

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Salford Quays hosts a stunning 7 mile waterfront incorporating bars, restaurants and leisure facilities and nearby Media City UK is home to the BBC, ITV and University of Salford, while Manchester United, Lancashire Cricket Club, The Lowry Arts Centre and The Imperial War Museum are all within a short distance.

GENERAL

Rental Yield: 7.09% (based on an estimated rental income of £1300pcm)
 Service Charge: £1460 per annum
 Ground Rent: £282.50 per annum
 Lease Term: 125 years from 1 January 2015
 Council Tax Band: D
 Management Company: Regalty Estates
 Square Footage: 678 sqft / 63 sq.m

HALLWAY

Wooden flooring, spotlights, access to cupboard housing the boiler and intercom.

OPEN PLAN KITCHEN/LIVING ROOM

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, built-in microwave, stainless steel sink with mixer tap and drainer, wooden flooring and ceiling lights.

MASTER BEDROOM

Double glazed windows, wooden flooring, wall mounted heater, phone/TV point, ceiling lights and entrance to the ensuite white comprises standalone shower, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed windows, wooden flooring, wall mounted heater and spotlights

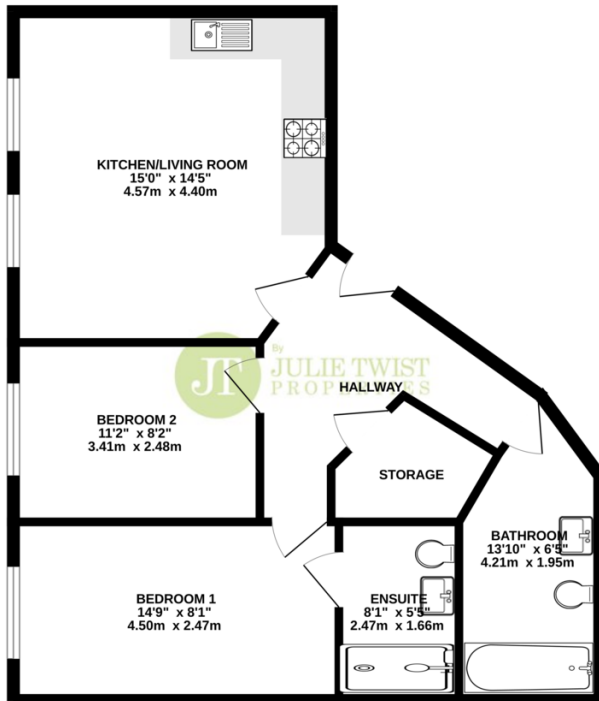
MAIN BATHROOM

A three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one allocated parking space included in the sale of this property.

SECOND FLOOR
 678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.