



**JULIE TWIST
PROPERTIES**



Adamson House, Salford Quays, Asking Price Of £160,000

Adamson House is located within the ever popular Saltra development at Salford Quays and has been recently updated throughout to create a well presented, light and spacious apartment ideal for the first time buyer or investor buyer. Located adjacent to Exchange Quay Metrolink stop and across the road from St Peter Basin and Ontario Basin - where the water sport centre is based, the apartment comprises; entrance hallway with storage cupboard, open plan living room/kitchen with Juliette balcony, two good sized double bedrooms, master with en-suite and a main bathroom. Parking is included in the gated car park.

Comprehensive shopping facilities can be found in Manchester City Centre together with a wide selection of Restaurants, Wine Bars, Concert Halls, Cinemas and Theatres. Local restaurants can be found at Salford Quays itself, together with the dynamic Lowry Centre, the Galleria Shopping Outlet Mall, Cinema Complex, the Imperial War Museum and Virgin Active Leisure Gym.

- Two Double Bedrooms
- Two Bathrooms
- Secure Parking Space
- Fantastic Condition
- Third Floor Apartment
- Close to Metro Link
- Secure Development
- Offered With No Chain

DESCRIPTION

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GENERAL

Rental Yield: 6.2% (Based on expected rental of £825pcm)
Service Charge: £1,440 pa
Ground Rent: £270 pa
Lease: 134 years left
Management Company: Trinity Estates
Vacant Possession

HALLWAY

Carpet flooring, built-in airing cupboard with hot water cylinder, storage heater, smoke alarm.

LIVING ROOM

Carpet flooring, with uPVC double glazed French doors to Juliet balcony, 2 storage heaters, TV Point, Intercom system.

KITCHEN

Laminate flooring, with fitted units with beech finish doors and granite effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood with splashback, electric hob with electric under-oven, integral dishwasher, integral washer/dryer, recess for fridge/freezer, circular stainless steel single drainer sink unit, low voltage spotlighting.

MASTER BEDROOM

Carpet flooring, two uPVC double glazed windows, wall mounted heater, 3 spotlights, door to en-suite Shower Room/WC combined.

ENSUITE

High specification white suite with chrome fittings comprising low level WC, pedestal wash hand basin, glazed shower cubicle with shower, extractor fan, chrome heated towel rail, electric fan heater, ceiling light.

BEDROOM 2

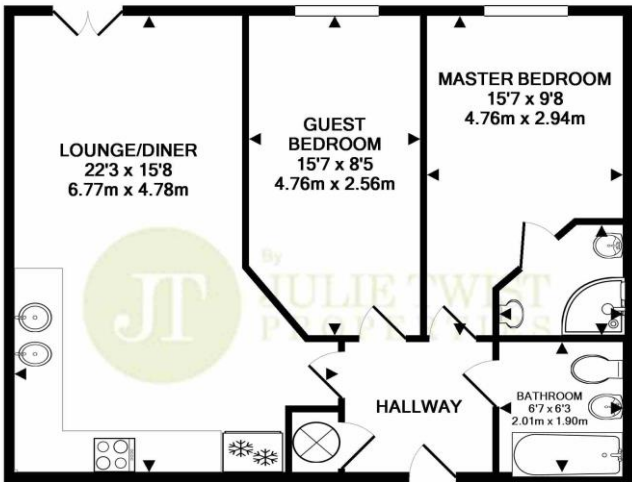
Carpet flooring, uPVC double glazed window, wall mounted heater, 2 spotlights.

BATHROOM

High specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit with cupboard below, glazed shower screen to shaped feature bath with over-bath shower, vanity mirror with glass display shelves, part-tiled walls, electric fan heater, ceiling light, chrome heated towel rail, shaver point, extractor fan.

PARKING

Outside there are attractive, secure, perimeter communal landscaped gardens and resident car parking.



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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