



## 1 bed studio flat to buy in M50

4 Clippers Quay, Salford, Greater Manchester, M50 3BN

**£75,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Studio
- ✓ One Bedroom
- ✓ Salford Quays location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A fantastic opportunity for investors awaits in this stylish, studio apartment situated in the desirable Salford Quays docklands. With electric heating, double glazing, and a secure door entry system, this property offers a secure investment with a strong yield.

The contemporary kitchen with integrated appliances and a modern three-piece bathroom adds to the appeal of this property. Step out onto the walk-out balcony and take in the bustling atmosphere of the docklands redevelopment.

Conveniently located near local amenities, motorway transport links, and easy access to Manchester city centre via the Metrolink, this studio apartment is in an excellent condition for immediate investment. Don't miss out on this interesting investment opportunity - schedule a viewing today!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,432.00

Price: Starting Bid £75,000

Property Type: Studio flat

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

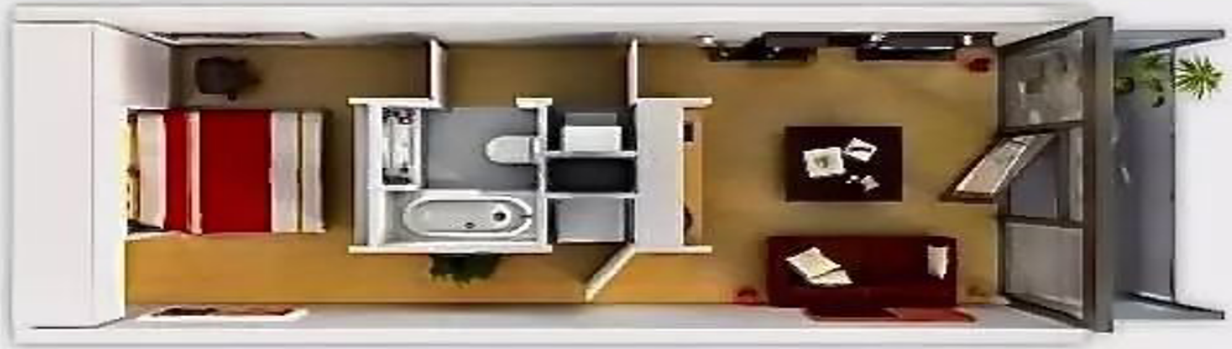
Mobile signal coverage: Good

## Room 1

Room 1 9.06m x 3.65m (29ft 8in x 11ft 11in)


This is an open plan studio style apartment with an open plan bedroom area, lounge & kitchen, private three piece bathroom suite and storage space plus a walk out balcony. Please watch our video tour to see more about this properties internal properties.

View from above.



side elevation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

4 Clippers Quay, Salford, Greater Manchester, M50 3BN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

