

City Loft, 94 The Quays, Salford  
M50 3TZ

**Asking Price: £150,000**  
**Leasehold**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)



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Asking Price: £150,000 Leasehold

Well maintained one bedroom apartment located within this prestigious Salford Quays development. The accommodation which can be found on the 5th floor briefly comprises, entrance hall, open plan living/dining/kitchen, double bedroom and main bathroom with contemporary modern suite. EPC Grade C.

### 5th Floor

#### Entrance Hall

Front entrance door with spyhole. Video entry phone. Airing cupboard housing the hot water cylinder and space for washing machine. Recessed spotlights to the ceiling. Carpet to the flooring. Door to living room with glass panel.

#### Open Plan Living / Dining / Kitchen

20'4" x 10'10" (6.2m x 3.3m)

#### Living Area

Wood effect floor. Wall mounted electric panel heater. Recessed spotlights to the ceiling. Large full width and height window and Juliette balcony.

#### Kitchen

7'3" x 4'7" (2.2m x 1.4m)

Fitted with a comprehensive range of modern glossy wall and base units with complementary work surfaces over incorporating the drainer unit next to the stainless steel circular sink with mixer tap over. Stainless steel oven and four ring hob with concealed extractor unit over. Integrated microwave, dishwasher, fridge and freezer. Stainless steel splash back. Wood effect floor. Recessed spotlights to the ceiling.

#### Bedroom

11'2" x 9'6" (3.4m x 2.9m)

A great size double bedroom with tall double glazed window. Wall mounted electric panel heater. Recessed spotlights to the ceiling. Built in sliding two door wardrobe with shelf and

hanging rail. Carpet to the flooring.

#### Bathroom

7'3" x 5'3" (2.2m x 1.6m)

Fitted with a contemporary white three piece suite comprising; wash hand basin with mixer tap, WC with concealed cistern and bath with shower above and glass screen to the side. Stylish built in vanity cupboard incorporating mirror and glass shelves. Large mirror above the bath. Tiled floor and matching majority tiled walls. Chrome heated towel rail. Recessed spotlights to the ceiling.

#### Lease Details

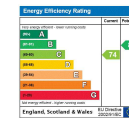
The property is leasehold, the lease is 250 years from 2007.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB  
Registered Number 2568254. VAT Reg No. 842 795 983.

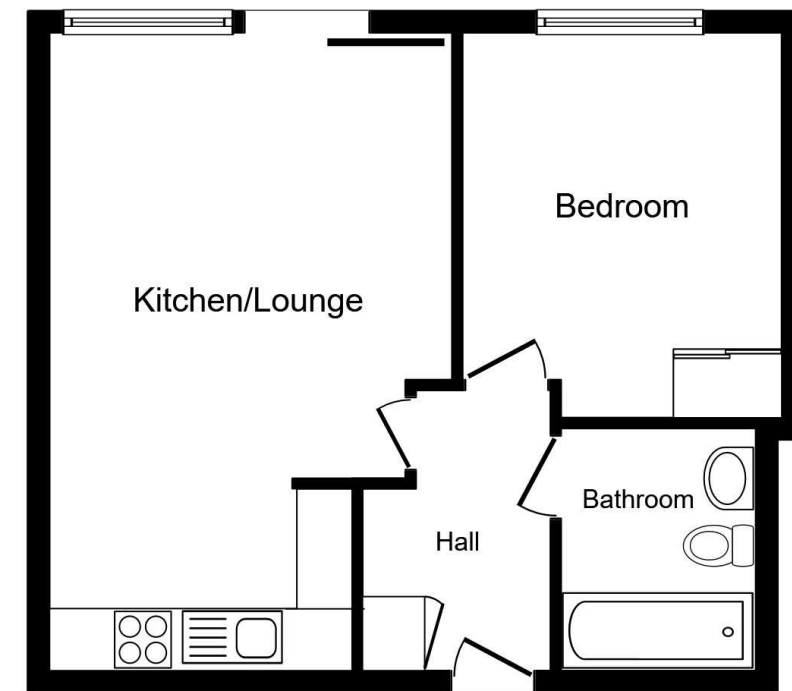
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area 43.0 sq. m. (463 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com