

NV Building

The Quays, Salford Quays

This impressive two bedroom apartment offers a spacious living room, full-length south facing balcony with stunning water views across the Quays and the Ship canal, secured allocated parking space and approx 900sqft in size. Set on the eleventh floor this property offers a contemporary and high specification throughout and is finished to an exceptional standard. With the large living space and outstanding water views this property offers the perfect setting for entertaining guests and relaxing in the tranquil surroundings that Salford Quays is renowned for. You have the option of the apartment being fully furnished.

Asking price £280,000



NV Building

The Quays, Salford Quays

- South Facing Balcony
- Ship Canal Views
- 11th Floor
- Two Double Bedrooms
- Allocated Parking
- Bespoke Specification
- Light & Spacious
- EPC Rating C (77)
- Two Bathrooms
- Approx 900 sqft
- Close to the Lowry
- 21ft LivingKitchen Area

"When I first walked in to this apartment I was so impressed with the condition, space and light and the breathtaking panoramic views over the ship canal. The owner has certainly looked after the property over the years, everything is perfect just like a show home it is truly a beautifully presented apartment"

Asking price £280,000



DEVELOPMENT

'NV Buildings' is a highly innovative steel and glass waterside development that is a key part of the regeneration of Salford Quays. It has been built in three separate sail shaped buildings comprising 246 one and two bedroom apartments and duplexes over 17 storeys designed by leading architects Broadway Malvan. NV Buildings, a joint venture with GE Real Estate, has redeveloped the former Dock 9 just a short distance from both the Lowry Centre and the Imperial War Museum North. The curved profile of the buildings boldly emulates the area's maritime history, maximising the amount of natural light entering each home, with external terraces and balconies incorporated into the living spaces of the properties. In addition, each apartment is orientated to the south, overlooking the quay with dramatic views towards The Lowry Centre, Imperial War Museum, Old Trafford football ground and the Pennines beyond. The design of NV Buildings has been widely recognised:

'Best Apartment' at the What House? Awards 2004, 'Best Apartment Scheme 2004' at the Manchester Evening News Residential Property Awards, 'Best Architecture' at the Bentley International Property Awards 2004, 'Best Interior Design' at the Manchester Evening News Awards 2005.

COMMUNAL AREAS

From the main entrance you walk into the lobby area where there is concierge/security desk and office which is maned 24 hours of the day. There are two lifts which service all of the apartments which are accessed from the rear of the building. The development has a secure perimeter and electric gates as the main entrance point

HALLWAY

Solid wood flooring, wall mounted entry system, wall panel electric radiator and ceiling lighting. Storage cupboard housing hot water tank and storage space. Doors to:

BEDROOM TWO

4.90m x 2.79m (16'1 x 9'2)

Solid wood flooring, wall panel electric radiator and double glazed window to side aspect.

BATHROOM

1.96m x 2.34m (6'5 x 7'8)

Three piece Villeroy & Boch bathroom suite comprising of; bath with shower over with glazed shower screen, WC, square wash hand basin set within wooden shelving unit, WC, partially tiled walls and floor, chrome towel rail and fitted mirror.

MASTER BEDROOM

4.09m x 3.40m (13'5 x 11'2)

Double glazed floor to ceiling sliding patio doors leading out onto





balcony, solid wood flooring, two wall panel radiators, ceiling spotlights, opening into dressing area with twin double built in wardrobes. Door into:

EN-SUITE

2.29m x 1.88m (7'6 x 6'2)

A 'Villeroy & Boch' three piece bathroom suite comprising of; twin walk in glazed shower cubicle, square sink with wooden shelving unit and fitted mirror, WC, chrome heated towel rail, ceiling spot lights, tiled flooring and partial tiled walls.

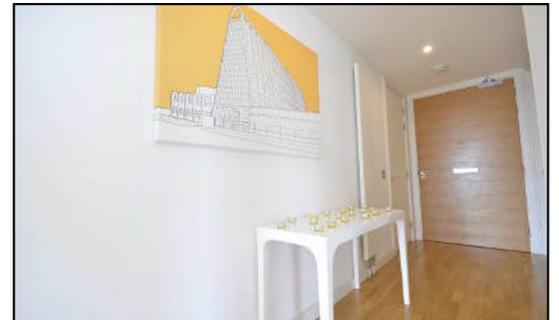
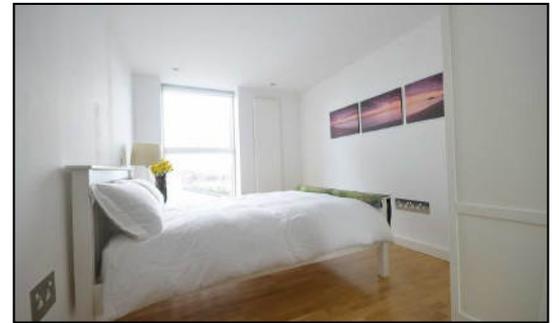
OPEN PLAN LIVING AREA

6.25m x 5.23m (inc kitchen) (20'6 x 17'2 (inc kitchen))

Double glazed floor to ceiling windows with glazed sliding doors leading out to the south facing balcony, double glazed window to side aspect with views over the ship canal, solid wood flooring,, ceiling spot lighting, wall mounted electric panel radiator, TV and phone points and double glazed window to the side aspect.

BALCONY

A full width south facing balcony with views over the ship canal, decked flooring with glass panelled balustrade.



OPEN PLAN KITCHEN AREA

Double glazed window to side aspect, 'Corian' bespoke kitchen comprising of cream wall and base units and central island section with rolled edged work surfaces, 'Zanussi' oven with electric four ring hob and extractor fan over, two wall mounted electric panel radiators, sink unit with mixer taps, integrated microwave, integrated fridge/freezer and dishwasher, solid wood flooring and ceiling spot lighting.

PARKING

There is one allocated parking space being sold with this apartment which is accessed from the main electric gates at the front of the development and then can be found to the back of the building

GENERAL INFORMATION

Service Charge: £2048 p.a.

Ground Rent: £250 p.a.

Lease: 125 years from 01.01.2003

Management Company: Complete Property Management
Council Tax Band: D

We believe these figures to be correct at point of instruction, however they could be subject to changes, we advise that any potential buyer should confirm these figures for themselves prior to exchanging contracts on this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		77	80
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	10-49		
B	50-74		
C	75-100		
D	101-120		
E	121-140		
F	141-160		
G	161-200		
Not environmentally friendly - higher CO ₂ emissions			
		73	76
England & Wales EU Directive 2002/91/EC			

Ground Floor



**PHILIP JAMES
LETTINGS**

Philip James Lettings rents and manages apartments across Manchester City Centre, Salford Quays, Hulme, South Manchester and Surroundings. For more information please call 0161 828 8200 or email: citycentre@philipjames.co.uk

