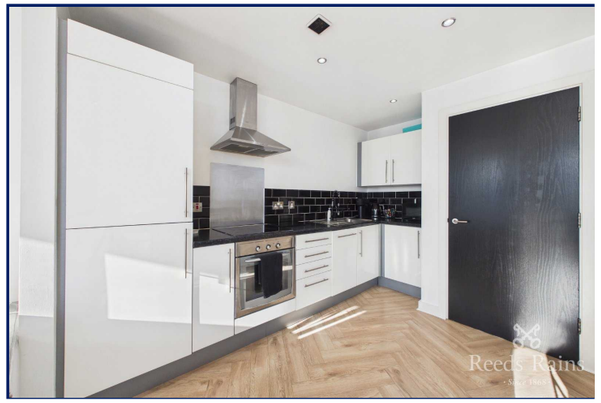
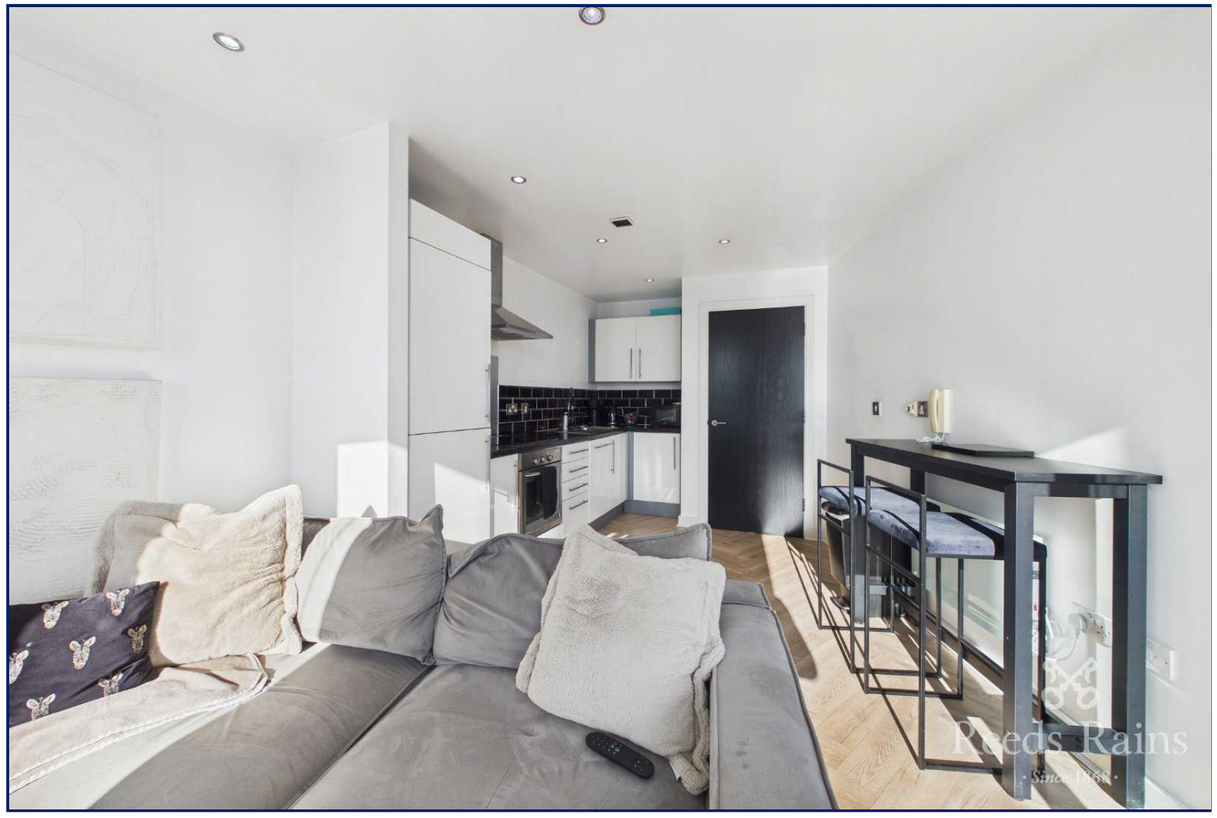
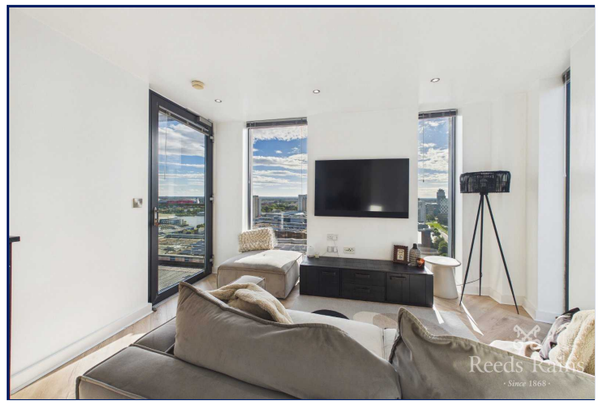
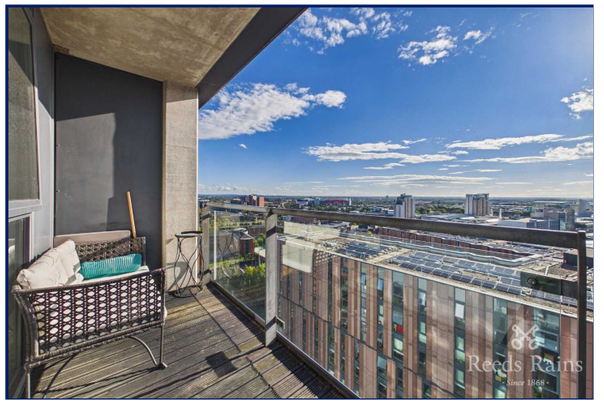


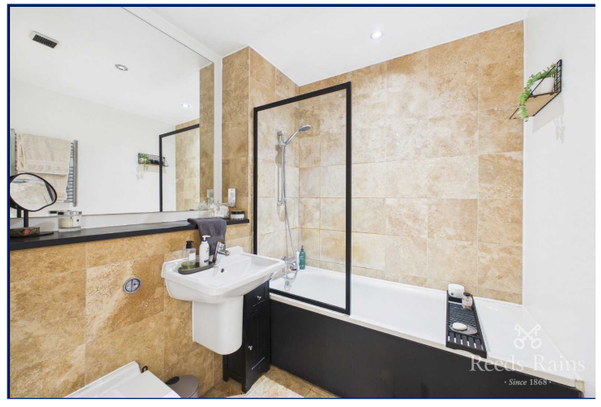


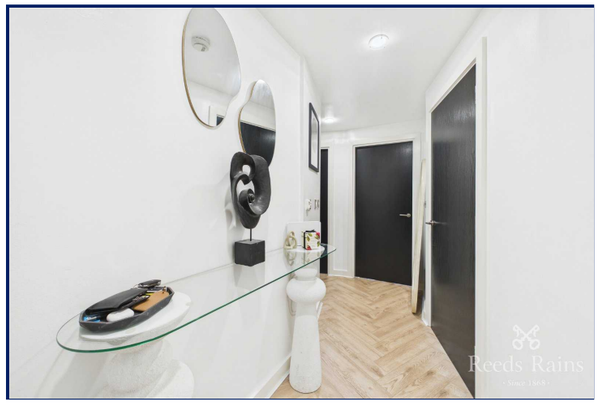












Millennium Tower, The Quays,
Salford, M50

Asking Price: £190,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Millennium Tower, The Quays, Salford, M50

Asking Price: £190,000 Leasehold

Council Tax Band: C
EPC Rating: C

Absolutely stunning views across Salford Quays from this top (20th) floor apartment with balcony and secure parking space in the popular Millennium Tower development. Immaculately presented throughout and consisting of a bright open-plan living area/kitchen, double bedroom and bathroom. Located close to Metrolink stops and just a short stroll to MediaCity. EPC Rating C.

Location
Salford Quays is a vibrant and thriving area offering a wealth of amenities that cater to both work and leisure. Home to the iconic MediaCityUK, Salford Quays is a hub for digital and creative industries, with numerous offices, studios, and tech companies. The area boasts a wide selection of leisure options, from the vibrant Kargo food hall with its range of casual dining options, together with more formal restaurants and the Quayside shopping complex. For culture enthusiasts, there's the stunning Imperial War Museum North and The Lowry Theatre. Salford Quays is also home to beautiful waterfront spaces, perfect for a gentle stroll or morning run, and with excellent transport links nearby including the Metrolink, it's easy to access the city centre and beyond.

20TH FLOOR

Entrance Hall
With stylish herringbone-style flooring, a good-sized cupboard providing excellent storage space and further utility cupboard with water heater and space for washing machine.

Living Area/Kitchen
17'5" (5.32) x 10'4" (3.15) (both max)
A bright open-plan space with three floor-to-ceiling windows offering superb views and herringbone-style flooring continued from the hall. Kitchen area with fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, integrated fridge/freezer and dishwasher, tiled splashbacks. Glazed door to:

Balcony
A superb covered balcony with light providing exceptional panoramic views over Salford Quays and far beyond.

Bedroom
11'8" x 10'10" (3.56m x 3.3m)
With floor-to-ceiling window and carpeted floor.

Bathroom
6'8" x 5'8" (2.03m x 1.73m)
Panelled bath with shower attachment, wash basin with mixer tap, WC, tiled splashbacks and flooring, shaver point, heated towel rail.

Parking
A secure parking space is included in the sale.

Leasehold/Council Tax
Lease term: 150 years from 1st August 2005.
Service charge: £604.78 for period 01/07/26-30/09/26 equating to an approximate annual figure of £2419.12.
Ground rent: £475.98 per annum.
Please verify lease details with your solicitor.
Council tax band C (Salford City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

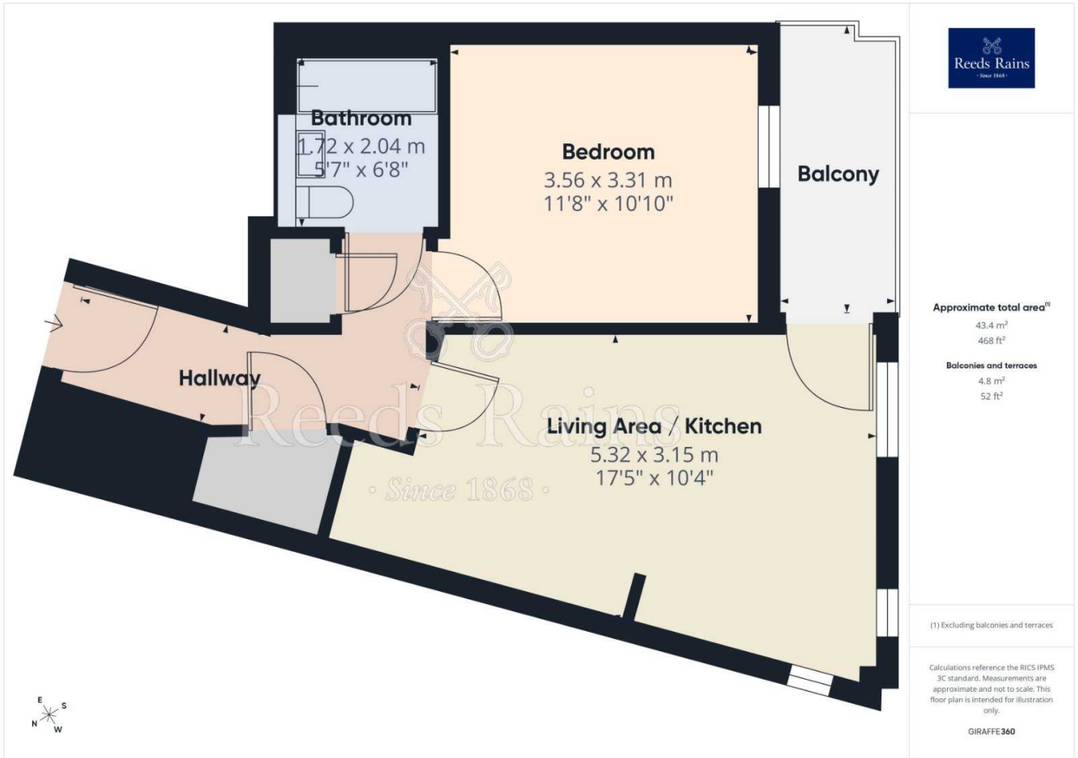
All Measurements
All Measurements are Approximate.

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.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk