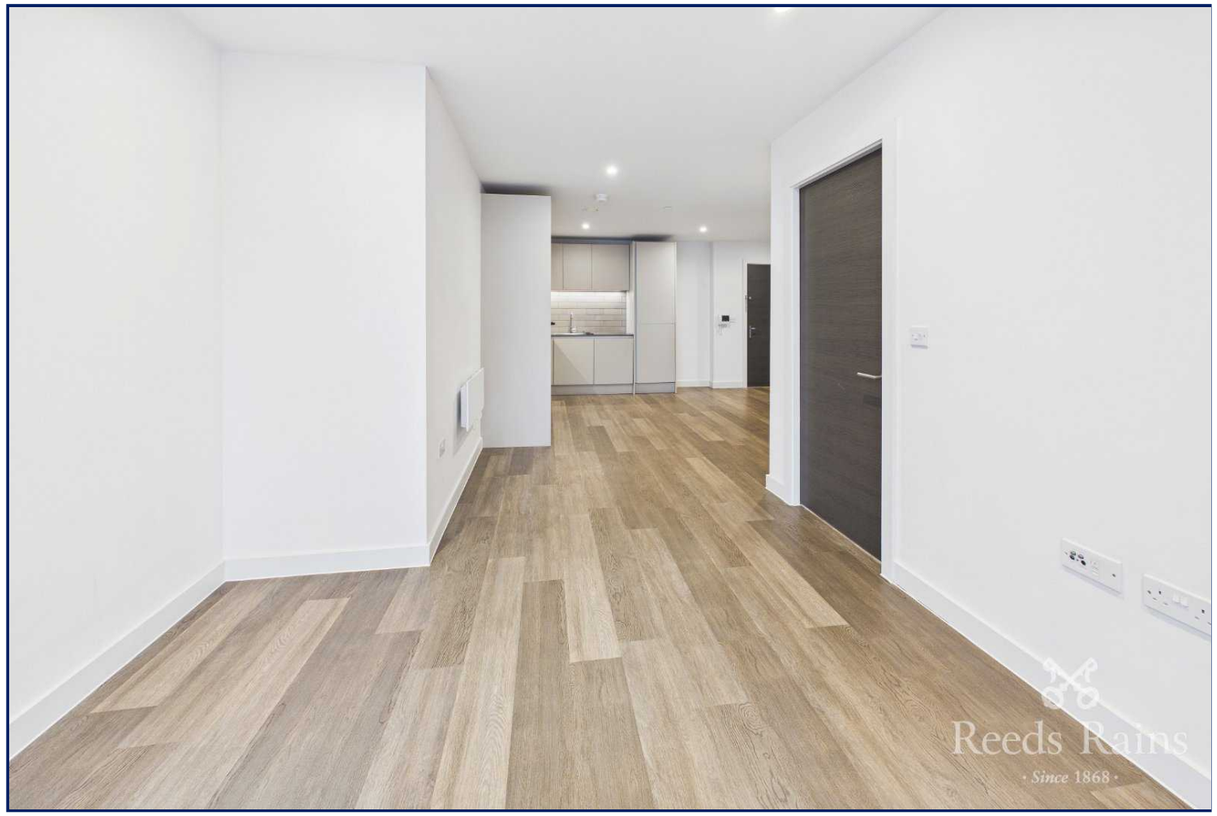
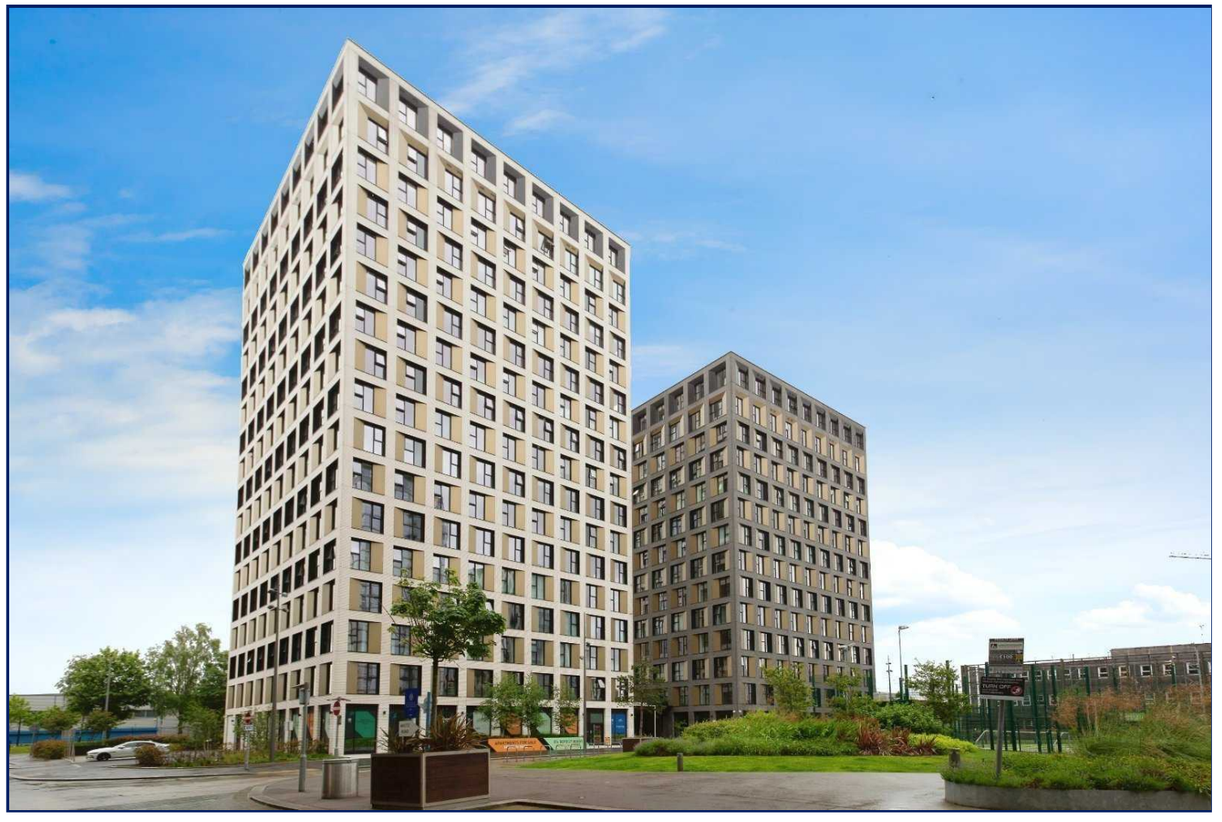
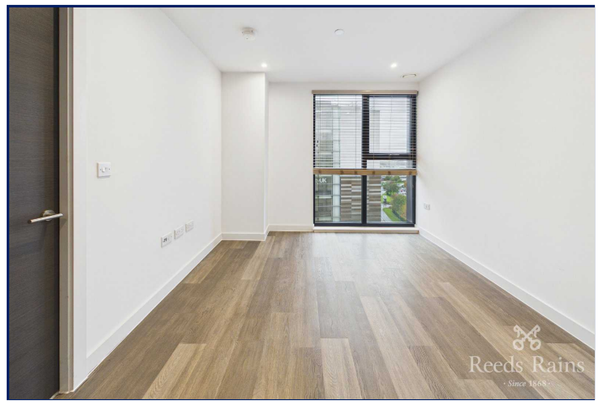
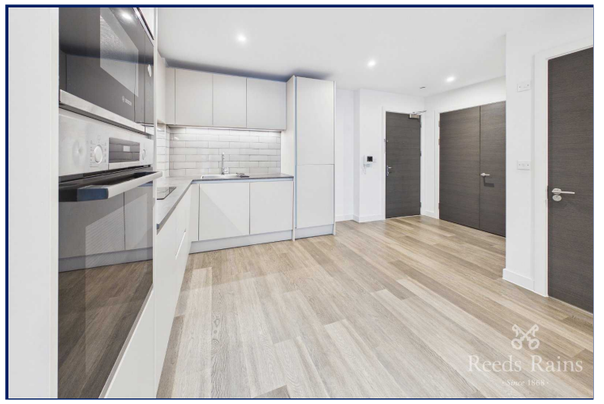


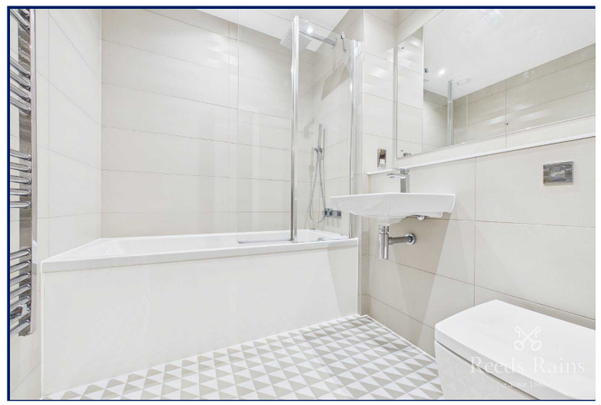


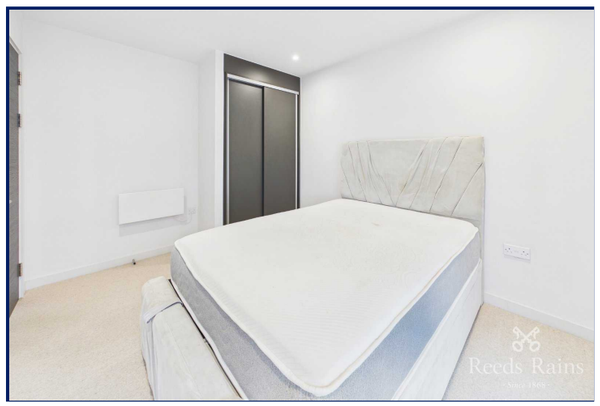












Block A, Red, Media City UK,
Salford, M50

Asking Price: £185,000
Leasehold

Reeds Rains

reedsrains.co.uk

Block A, Red, Media City UK, Salford, M50

Asking Price: £185,000 Leasehold

Council Tax Band: C
EPC Rating: B

Set on the 10th floor with elevated views, this luxury 1 bedroom apartment offers a fantastic opportunity to purchase a stylish contemporary apartment located in vibrant MediaCity close to waterside walks and a wide range of amenities. Spacious design with a high-specification finish along with communal spaces and concierge facility. No onward chain. EPC Rating B.

Summary
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, it's 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. The High Definition development offers a great range of amenities, including concierge, resident's lounge, pool table, table tennis, co-working space, games room, media room, cycle storage and roof terrace.

10TH FLOOR
Secure communal entrance with concierge. The apartment is reached via lifts or stairs.

Open-Plan Living Space

Living Area
10' x 9'7" (3.05m x 2.92m)
With floor-to-ceiling window and wooden-style flooring.

Kitchen/Dining Area
17' x 16'3" (5.18m x 4.95m)
Wooden-style flooring and entry intercom system. Range of fitted contemporary base and wall units with contrasting worktops, tiled splashbacks and worktop lighting. Integral appliances to include electric oven, microwave, electric hob with extractor hood, fridge/freezer and dishwasher. Utility cupboard with plumbing for washing machine.

Bedroom
11'7" x 9'3" (3.53m x 2.82m)
With floor-to-ceiling window, carpeted floor and fitted wardrobe.

Bathroom
Panelled bath with shower over, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Leasehold/EWS1 Form/Council Tax
Lease term: 250 years (less 5 days) from 27th March 2020.
Service charge: £187.59 per month (Nov 2026) equating to an approximate annual figure of £2251.08.
Ground rent: advised none payable.
There is an EWS1 form with A1 rating dated 14/10/22.
Council tax band C (Salford City Council).

Agent's Note
To be able to purchase a property in the nited 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.

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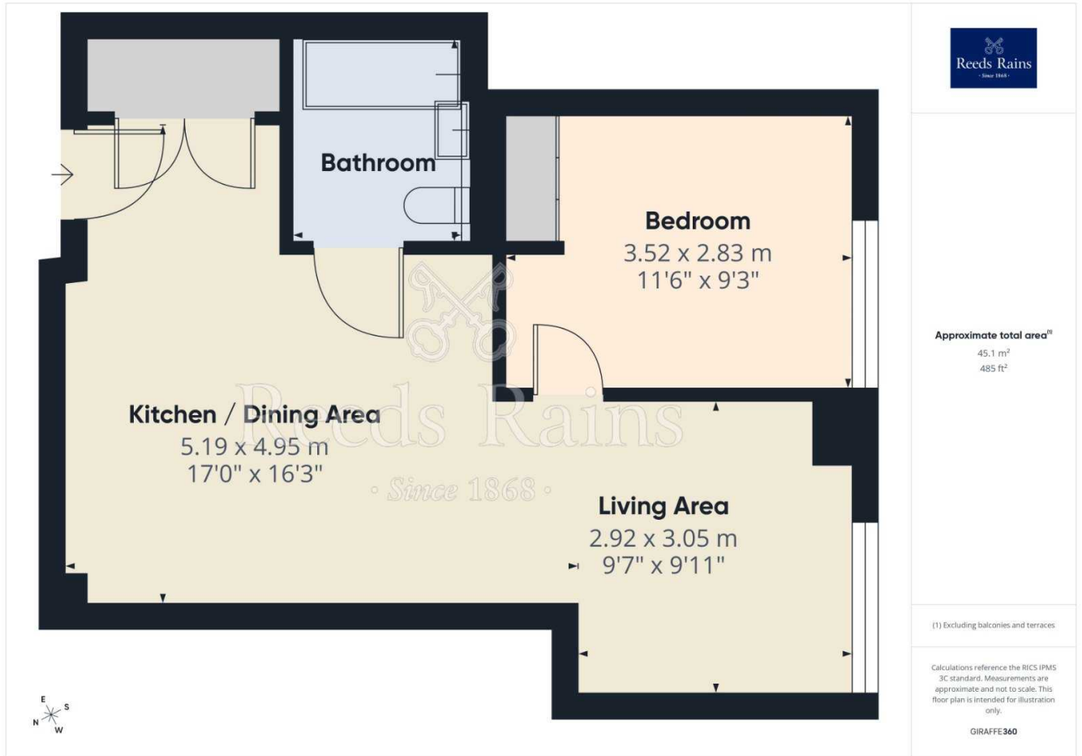
All Measurements
All Measurements are Approximate.

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