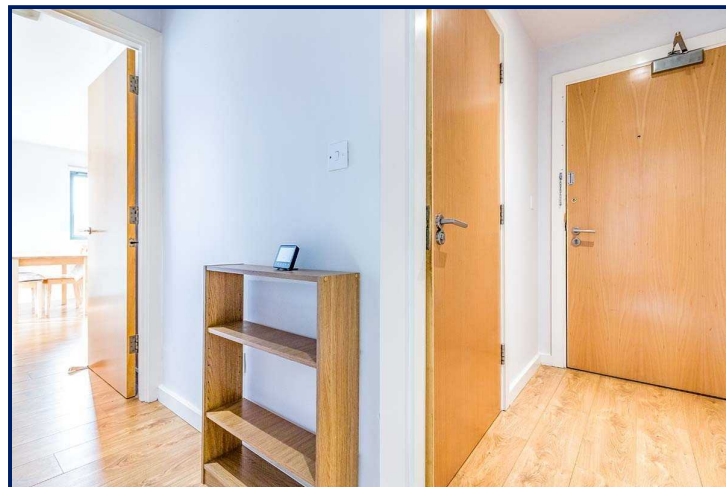
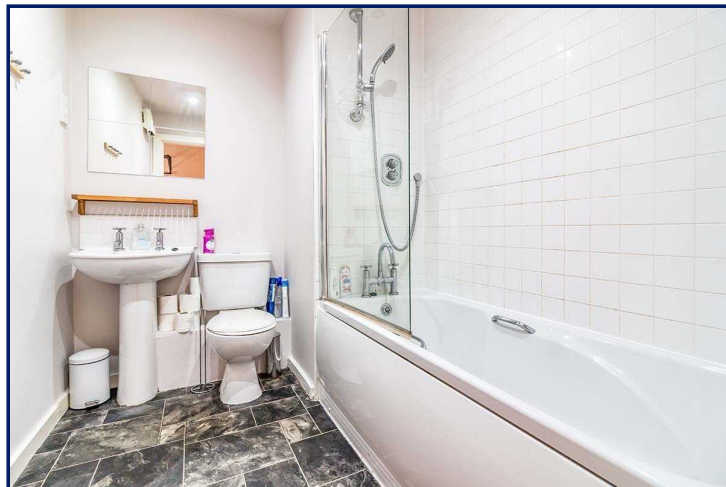
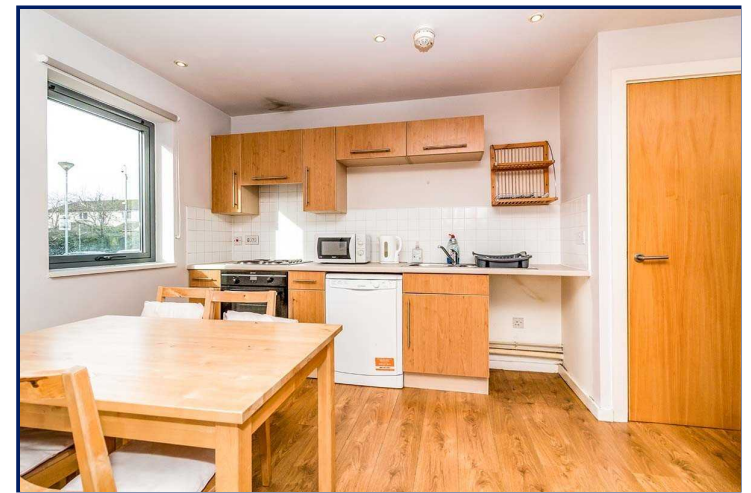
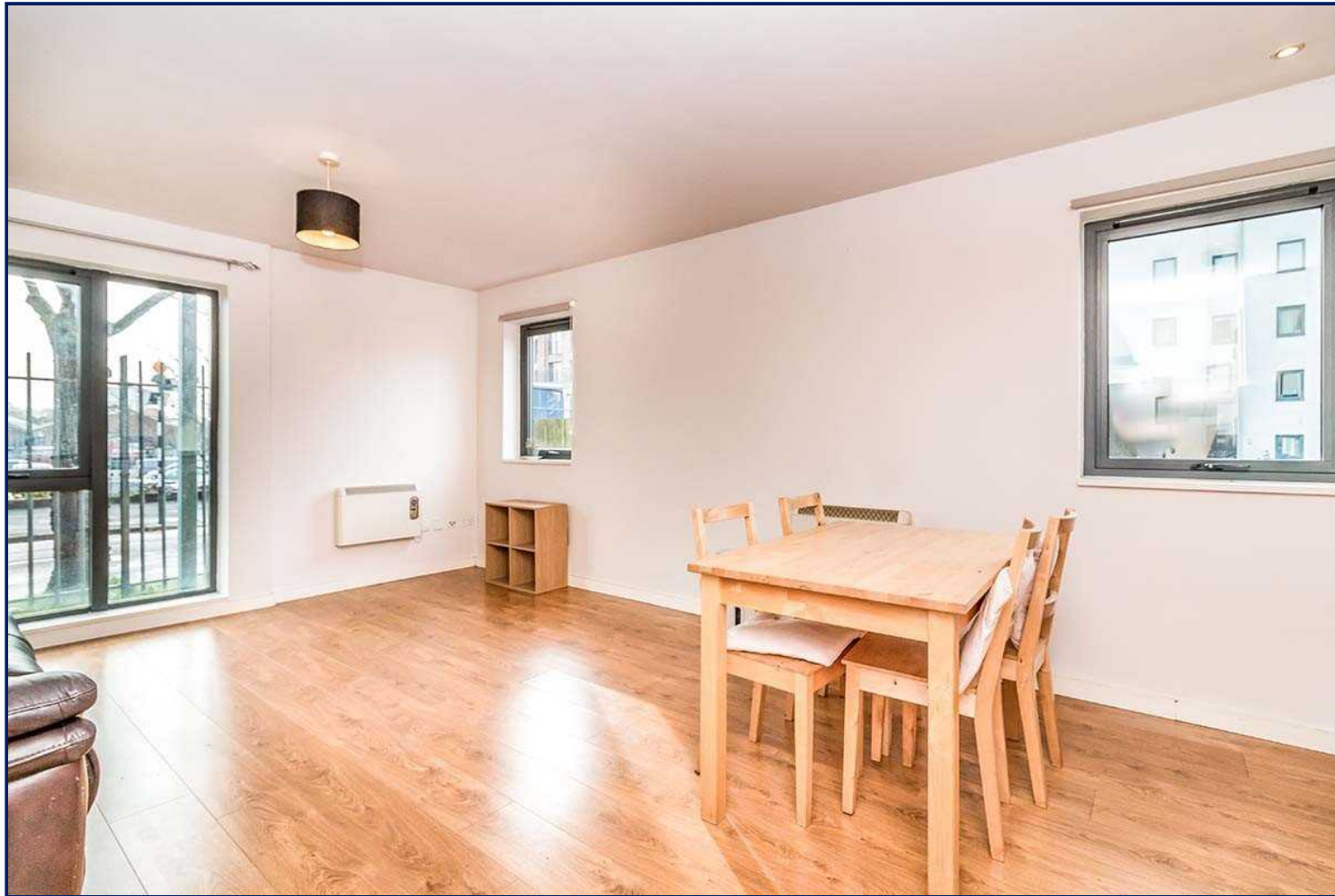
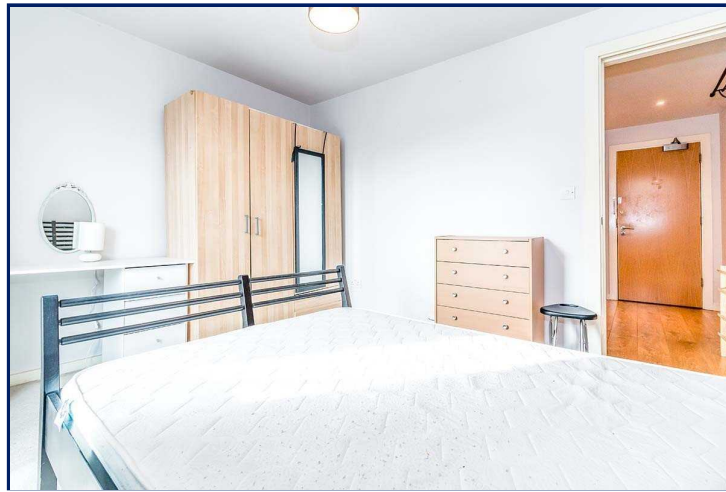
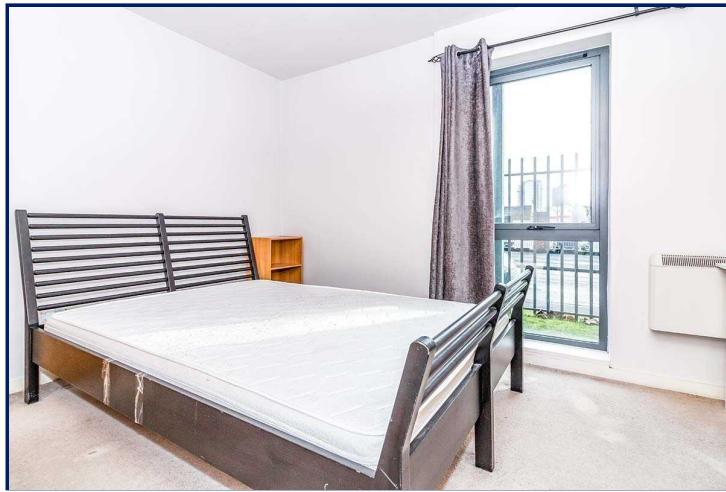




Quay 5, Ordsall Lane, Salford, M5

Asking Price: £115,000

Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Quay 5, Ordsall Lane, Salford, M5
Asking Price: £115,000 Leasehold

Council Tax Band: A
EPC Rating: C

INVESTMENT OPPORTUNITY - SOLD WITH TENANTS IN SITU This purpose-built 1 bedroom corner apartment within the popular Quay 5 development is offered complete with an allocated parking space. Ideally situated on Ordsall Lane between Salford Quays and the city centre with excellent amenities nearby and a short walk to Exchange Quay Metrolink stop. EPC Rating C.

GROUND FLOOR

Entrance Hall

Wooden-style flooring.

Living Area/Kitchen

19'9" (6.02) x 15'9" (4.79) (both max)

A flexible open-plan room with a full-height window to the front elevation and two further windows to the side elevation. Wooden-style flooring throughout. Kitchen with fitted base and wall units, integrated electric oven and hob with extractor hood, 1.5 bowl sink with mixer tap, tiled splashbacks, space for appliances. Cupboard housing water heater.

Bedroom

12'2" x 9'5" (3.7m x 2.87m)

Full-height window and carpeted floor.

Bathroom

7'10" x 6'3" (2.4m x 1.9m)

Panelled bath with shower over, wash basin, WC, tiled splashbacks, electric fan heater.

Parking

A parking space is included in the sale.

Please Note

The marketing photos were taken in 2022.

Leasehold/Council Tax

Lease term: 999 years (less 10 days) from 16th December 2004.

Ground rent: £170 per annum.

Service charge: £360.40 for period 29/09/26-24/12/26 equating to an approximate annual

figure of £1441.60.

Please verify lease details with your solicitor. Council tax band A (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.

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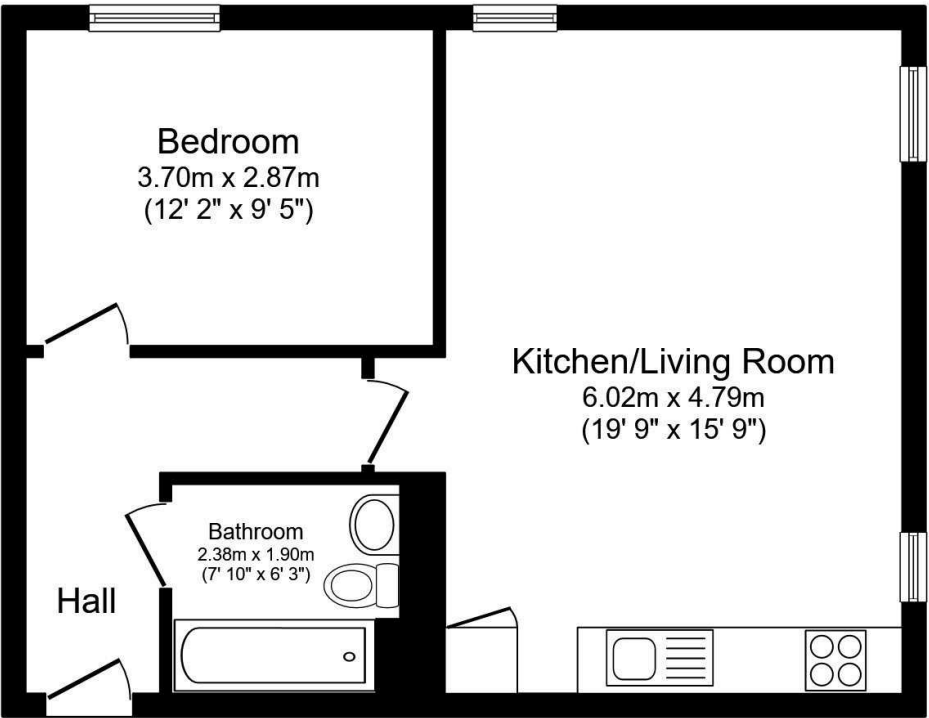
All Measurements
All Measurements are Approximate.

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.



Total floor area 47.8 sq.m. (515 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

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