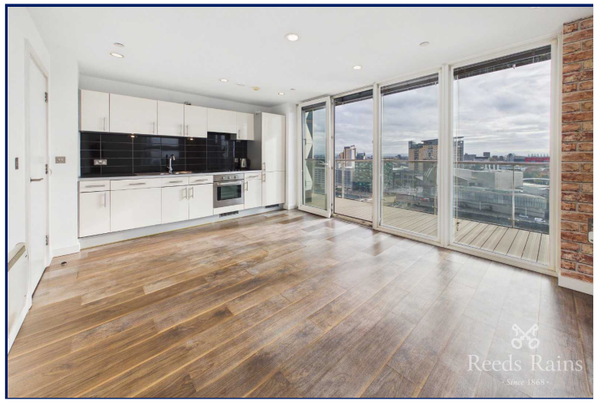


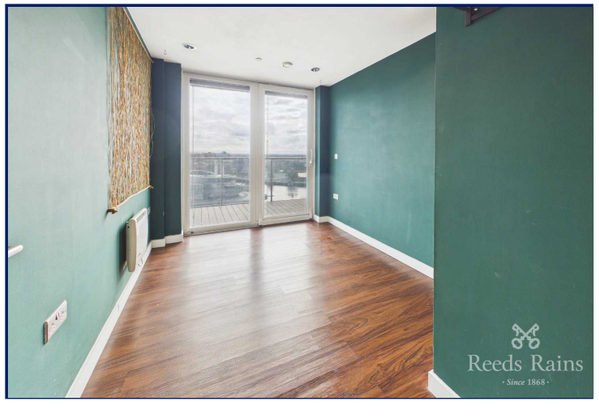


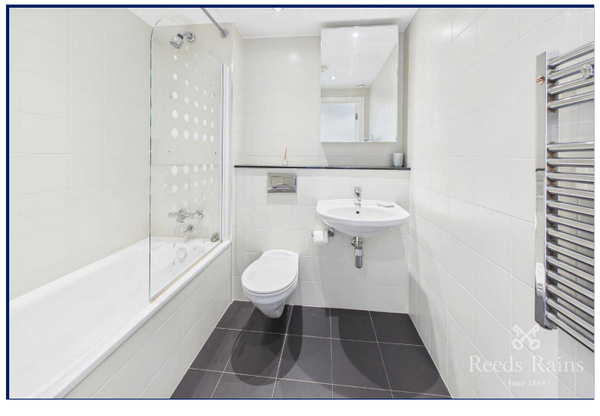












Number One, Pink, Media City UK,
Salford, M50

Asking Price: £220,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Number One, Pink, Media City UK, Salford, M50
Asking Price: £220,000 Leasehold

Council Tax Band: C
EPC Rating: TBC

With truly stunning panoramic views across the Salford Quays waterfront and beyond, a superb luxury apartment within the prestigious Number One building in the heart of MediaCity. Comprising open-plan living area with kitchen, full-width south-facing balcony, 2 double bedrooms (1 ensuite) and bathroom. A fantastic opportunity for either an owner-occupier or investor in this vibrant location offered with no onward chain. EPC Rating TBC.

Summary
Set on the 12th floor of the prestigious Number One MediaCity development, this impressive luxury apartment offers truly stunning views across the MediaCity Plaza and waterfront, including such landmarks as the Lowry Theatre and Old Trafford stadium. The apartment is perfectly situated to enjoy all the amenities of Salford Quays and MediaCity, including the Virgin Active Health Club, Quayside shopping complex, Kargo Market food hall and the Lowry Arts Complex. Enjoy the relaxed ambience of the waterside walkways, while being just a short tram journey from the buzz of Manchester city centre. This fantastic property benefits from a full-width balcony and offers an attractive opportunity for both owner-occupiers and investors with the advantage of no onward chain.

12TH FLOOR
Secure communal entrance into a lobby area. The apartment can be accessed via two lifts or stairs.

Entrance Hall
A long L-shaped hallway with wooden-style flooring, electric heater, cupboard with plumbing for washing machine.

Living Area/Kitchen
5.19 x 3.56
Fully-glazed to the front elevation with sliding door onto balcony and further window to the side elevation providing excellent light and maximising the stunning views over the Quays and far beyond. Wooden-style flooring and electric heating. Kitchen area with fitted base and wall units, integral electric oven and hob with extractor hood, 1.5 bowl sink with mixer tap, tiled splashbacks, worktop lighting, integral fridge/freezer.

Balcony
Spanning the full width of the apartment, south-facing with stunning views over MediaCity Plaza, the waterfront and Old Trafford.

Bedroom 1
3.28 x 3.14
Floor-to-ceiling window, wooden-style flooring, electric heating and fitted furniture. Door to:

Ensuite
Walk-in shower, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail, recessed downlighters.

Bedroom 2
3.69 x 2.71
Sliding doors onto the balcony with stunning views over the Quays, wooden-style flooring, electric heater.

Bathroom
2.10 x 1.75
Panelled bath with shower over, wash basin with mixer tap, WC, mirrored wall cabinet, tiled walls and flooring, heated towel rail, recessed downlighters.

Leasehold/EWS1 Form/Council Tax
Lease term: 250 years from 4th June 2010.
Ground rent: £326.70 per annum.
Service charge: £923.55 for period 01/07/26-30/09/26 equating to an approximate annual figure of £3694.20.
Building insurance: £294.65 for period 01/06/26-31/05/27.
Please verify lease details with your solicitor.
There is an EWS1 form with a B1 rating dated 26/05/22.
Council tax band C (Salford City Council).

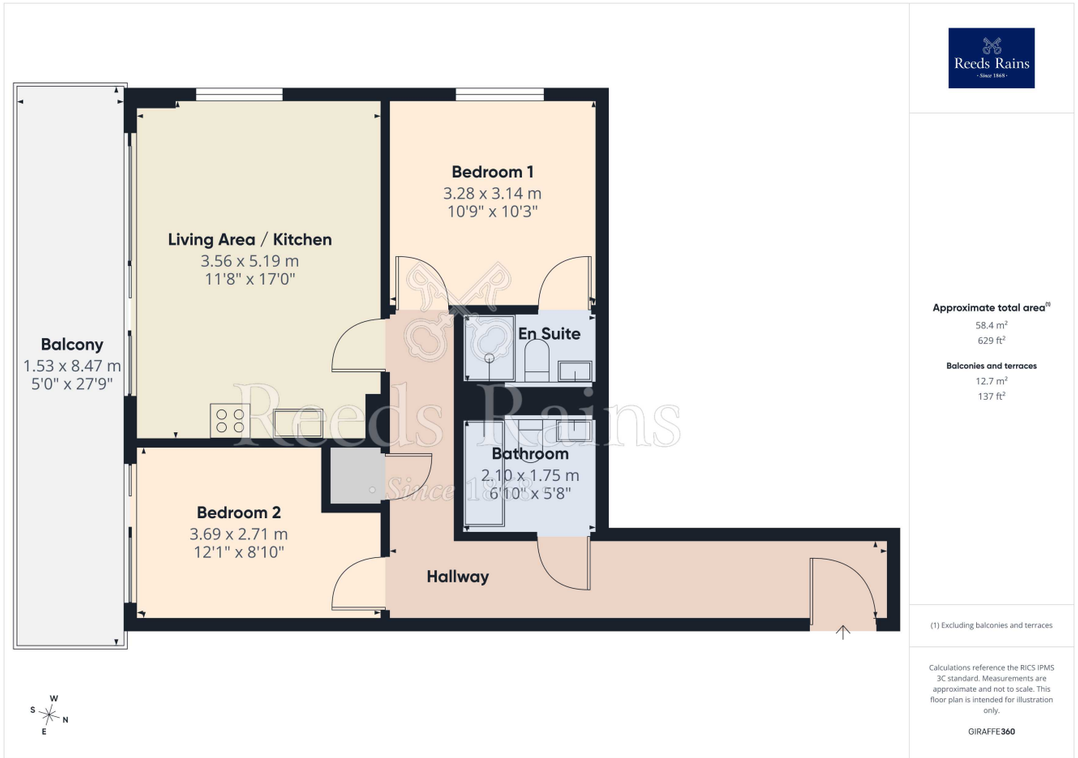
Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will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

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.

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.



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.