



## NPP RESIDENTIAL

SALES + LETTINGS




Fiftyfive building, Queen  
Way, Salford  
£1,300 pcm

NPP Residential is delighted to offer this STUNNING one bedroom apartment situated in the brand new 55 Queens Street development. This property benefits from 24 hour concierge, communal areas, cinema room, gym and roof terrace.

- 24 Hour Concierge
- Communal co-working space
- Fully Furnished
- Gym
- Roof Terrace
- 11th Floor
- City centre location
- Close to major transport links
- Excellent location

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	RL0939
	Council Tax Band: B
Additional Information	Deposit: £1,500 Holding Deposit: £300

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.