



Michigan Point Tower A, Michigan Avenue, Salford

Offers Over £180,000 Leasehold

2 bedroom apartment for sale

Description

This modern and spacious 2-bedroom, 2-bathroom apartment offers an exceptional standard of living, featuring a bright open-plan layout that seamlessly connects the living, kitchen, and dining areas - perfect for entertaining or relaxing in style. Both bedrooms are generously sized doubles, with the principal bedroom benefiting from a sleek en-suite bathroom. A second fully fitted bathroom adds further convenience.

Situated within a contemporary residential complex, residents enjoy exclusive access to a range of premium amenities, including a state-of-the-art private gym, a stylish cinema room ideal for private viewings or quiet evenings in, a private dining room that opens onto an outdoor seating area - perfect for alfresco dining, entertaining guests, or enjoying a quiet evening outdoors, and a concierge service offering additional peace of mind and convenience.

Currently tenanted, this apartment presents a strong investment opportunity with a rental yield of approximately 7.2%.

Michigan Point boasts a prime location in Salford Quays, one of Greater Manchester's most desirable and vibrant districts. With the tram stop located just outside the building, residents benefit from direct and effortless access to Manchester city centre. Additionally, MediaCityUK - home to the BBC, ITV, and a host of tech and creative businesses- is only a short walk away.



The surrounding area offers a fantastic lifestyle with a wide array of restaurants, cafés, bars, shops, and waterfront attractions right on your doorstep, ensuring there's something for everyone just moments from home.

Council Tax Band: C

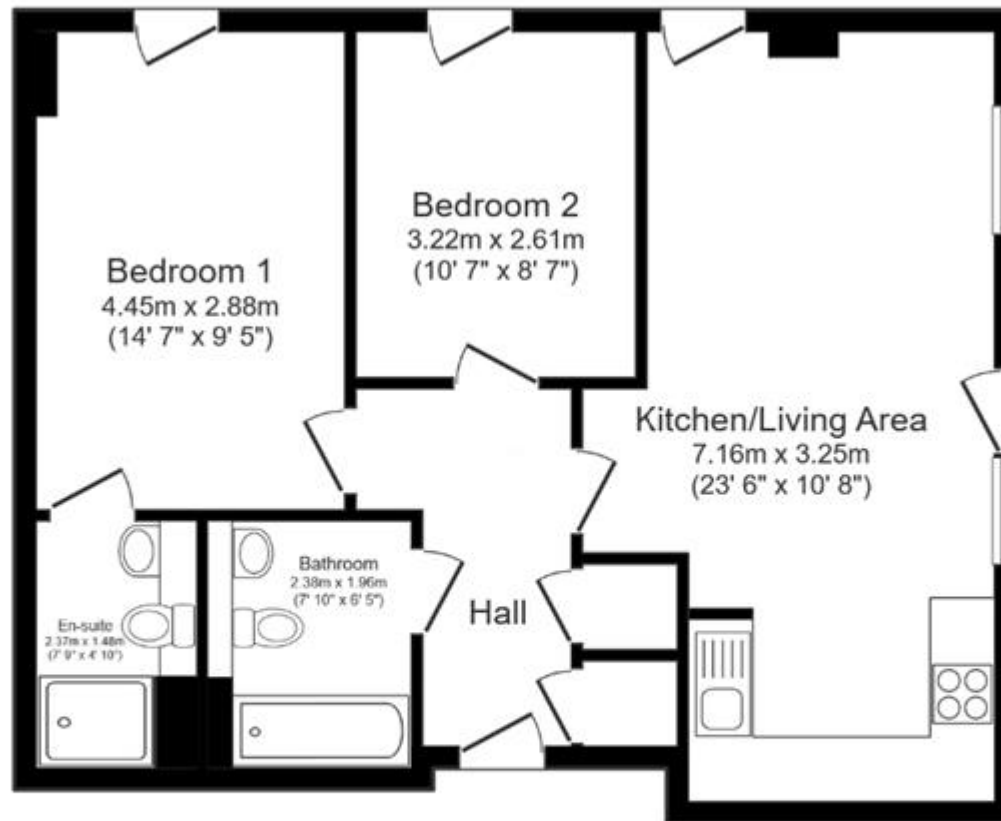
Tenure: Leasehold (974 years)

Ground Rent: £250 per year

Service Charge: £2,534.56 per year

Tenure

Leasehold



Floor Plan

Floor area 61.6 sq.m. (663 sq.ft.)

Total floor area: 61.6 sq.m. (663 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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