



# Fifty5ive, Queen Street, Salford

£175,000 Leasehold

1 bedroom apartment for sale

## Description

Located within the highly sought-after Fifty5ive development, this generously sized 1-bedroom apartment combines premium design with excellent amenities - all just a short walk from both Salford and Manchester City Centre.

The apartment offers a bright and modern open-plan living space, ideal for relaxing or entertaining. The high-spec kitchen features integrated appliances and a stylish island with a breakfast bar, providing a perfect spot for casual dining or working from home. The double bedroom is well-proportioned, with plenty of space for storage, and the sleek, fully tiled bathroom is finished to a contemporary standard. Floor-to-ceiling windows throughout the apartment bring in an abundance of natural light, creating a welcoming and airy feel.

As a resident of Fifty5ive, you'll have access to an impressive selection of on-site amenities. These include a fully equipped gym, yoga studio, cinema room, and a stylish residents' lounge, as well as dedicated co-working spaces ideal for hybrid working. There's also a roof terrace with views over the Manchester skyline, a 24-hour concierge service, and secure bike storage for added convenience and peace of mind.

Perfectly positioned on the edge of Spinningfields, you're just a short walk from some of Manchester's best bars, restaurants, and



shopping districts. Transport links are excellent, with Salford Central, Deansgate, and Manchester Victoria stations all within easy reach, making this an ideal location for commuters and city professionals alike.

Whether you're a home buyer, a professional looking for a stylish city home, or an investor seeking a strong rental opportunity in a high-demand area, this apartment offers outstanding value in one of Manchester's most vibrant neighbourhoods.

Council Tax Band: C (Salford City Council)

Tenure: Leasehold (248 years)

Ground Rent: £232.07 per year

Service Charge: £2,351.6 per year

## **Tenure**

Leasehold

Approx Gross Internal Area  
48 sq m / 516 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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>		

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 NPP Residential - Head Office  
 22 Lloyd Street, Manchester M2 5WA  
 Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>