



Michigan Point, Salford

Offers Over £220,000 Leasehold

2 bedroom apartment for sale

Description

This modern, spacious 2-bedroom, 2-bathroom corner apartment on the 17th floor comes with an allocated parking space and 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.

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.

Ideal for investors, the property can achieve a rental yield of 7.1%, making it a strong income-generating opportunity. It is also perfectly suited for homebuyers looking for a stylish and convenient apartment in the heart of Salford Quays.

- Council Tax Band: C (Salford City Council)
- Tenure: Leasehold (966 years)
- Ground Rent: £377.61 per year
- Service Charge: £2,452.2 per year
- Length of lease - 975 years from Jan 2016
- Parking options: Off Street, Residents, Underground
- Garden details: Terrace

Tenure

Leasehold



Floor Plan

Total floor area 65.8 sq.m. (708 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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