



 1
Bedroom

 1
Bathroom



C & R City are delighted to bring to the market this well presented studio apartment situated in the highly sought after Abito development, located in the heart of Salford Quays. The apartment is complemented by wooden floors throughout, well presented and excellently spaced kitchen area and has ample storage space. A 24 hour concierge allows a point of contact for all visitors and any parcel deliveries. Abito, due to its innovative design, has brought a different feel to studio apartments, the central pod becomes the hub of the apartment and the large floor to ceiling windows which lead to a generously sized balcony, allow the apartment to absorb natural light. Situated only moments from Salford Quays and the thriving Media City and providing excellent transport links in to Manchester City Centre and the surrounding areas through the ever expanding Metrolink network.

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Lounge *3.63m x 2.64m (11.91ft x 8.66ft)*

Open plan lounge area, double glazed floor to ceiling windows & door leading to balcony providing natural light. Wall mounted heater, two hidden storage cupboards housing water tank and ample storage space. Compact modern fitted Kitchen space comprising a range of high gloss wall & base units with coordinating work surfaces, upgraded integrated electric oven & hob, round stainless steel sink.

Bedroom *3.84m x 3.63m (12.60ft x 11.91ft)*

Range of wallmounted units with high gloss doors, pull down double bed, shelving unit. Ceiling Light Point. Wooden flooring.

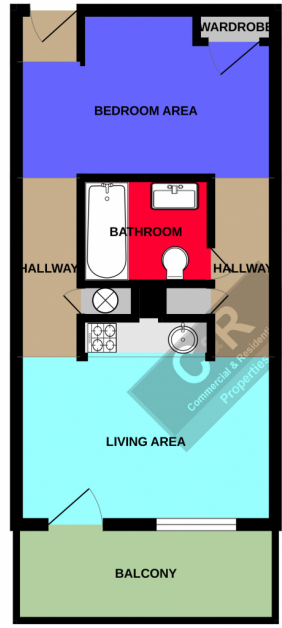
Bathroom *1.80m x 1.50m (5.91ft x 4.92ft)*

Modern fitted bathroom suite comprising bath with over head shower, wall mounted vanity hand wash basin with storage & low level W.C. Tiled floor, spotlights, wall mounted mirror, extractor fan.

Lease details


150 year lease from 2007. Service charge: TBC. Ground rent: £100 per annum.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Abito, M50

