

**Apartment 407 The Bridge  
Dearmans Place  
Salford  
M3 5EW**



**£196,000**

**The Bridge is an exciting new development of luxury apartments that link the buzz of city centre living with a tranquil waterside location, situated on the banks of the River Irwell just a few yards from Deansgate and next to the Trinity Bridge and the five star Lowry Hotel. This fourth floor, fully furnished apartment comprises of open plan living room with laminate flooring and bespoke kitchen with integrated appliances, two double bedrooms, one with en-suite shower room and main bathroom. Benefits from a juliet balcony. Views are to the rear of the building.**

2 Bedrooms

Central location

Fourth floor

New Build

Apartment

Deansgate Area

Juliet Balcony

Good condition

Tenanted

## Apartment 407 The Bridge, Dearmans Place Salford, M3 5EW

This apartment is a two bedroom, two bathroom apartment situated on the fourth floor. It has the benefit of a small walk-on balcony, very good sized living room/dining room/kitchen, built in wardrobes in the master bedroom, separate utility room off the bedroom.

As you come in off the hallway, there is light wood laminate flooring, two visible power points, low voltage inset lighting.

Moving into the **living area**, this is an open plan space with very distinct living, lounge and dining area and kitchen area. The lounge has a floor to ceiling window with a sliding patio door on to a small decked walk on balcony. The floor in the whole of this area is of a light wood laminate flooring. There are three wall lights, two wall mounted heaters. There are visible power points, bank of telephone, satellite, TV and dab aerial connector points.

The **kitchen** is a combination of cream, white fronted and silver grey fronted units with a slightly darker speckled grey worktop. There is a peninsular unit which forms a breakfast bar which has storage underneath. In terms of integrated appliances, there is a full size Electrolux dishwasher, Zanussi built in stainless steel oven, with a Zanussi built in halogen four ring hob. There is a stainless steel splashback with Zanussi canopy hood which is of stainless steel and glass which also has a light. Again, there are visible power points in this area, low voltage inset lighting in the ceiling, low voltage inset lighting under the wall unit. There is space for a fridge freezer although a fridge freezer is not included within the purchase price. There is a video entry system.

The **master bedroom** has a light brown weave carpet, floor to ceiling window, visible power points, aerial point and tv aerial point. There are two wall lights, uplighters with a plaster coving, wall mounted heater. There is a built in double wardrobe which has hanging space to the full width and storage space on a shelf above. This room benefits from an **en-suite shower room** which comprises a white wc, white wash hand basin. The fittings are of a Grohe type, highly polished chrome, walk-in curved fronted shower unit, again with Grohe fittings. This room is completely tiled in a stylish marbled stone effect tile and a slightly lighter effect floor tile. There is a chrome heated towel rail, low voltage inset lighting, a Greenwood Airvac vent axia. There is electric shaver point and a wall mounted mirror. Off this room there is additional **utility room** which houses the hot water electric consumer box, plumbed for a washing machine and this area offers additional storage.

The **second bedroom** also carpeted in a light beige carpet, wall mounted heater, floor to ceiling window, visible power points, two wall lights.

**Main bathroom** – this comprises a three piece white suite, wash hand basin, wc and bath with an over-bath shower unit with glass shower screen. This is a quality bathroom suite with Grohe fittings to suit taps, chrome work and shower. The whole area, walls are fully tiled in a marbled stone effect tile with a slightly lighter floor tile. There is a large wall mounted mirror with a wooden display plinth, electric shaver point, Greenwood Air Vac extractor unit, electric, low voltage inset lighting, chrome heated towel rail.

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Leasehold: 150 years from 2005

Council Tax Band: E

Service Charges: £2,300p/a

Ground Rent: £200 p/a

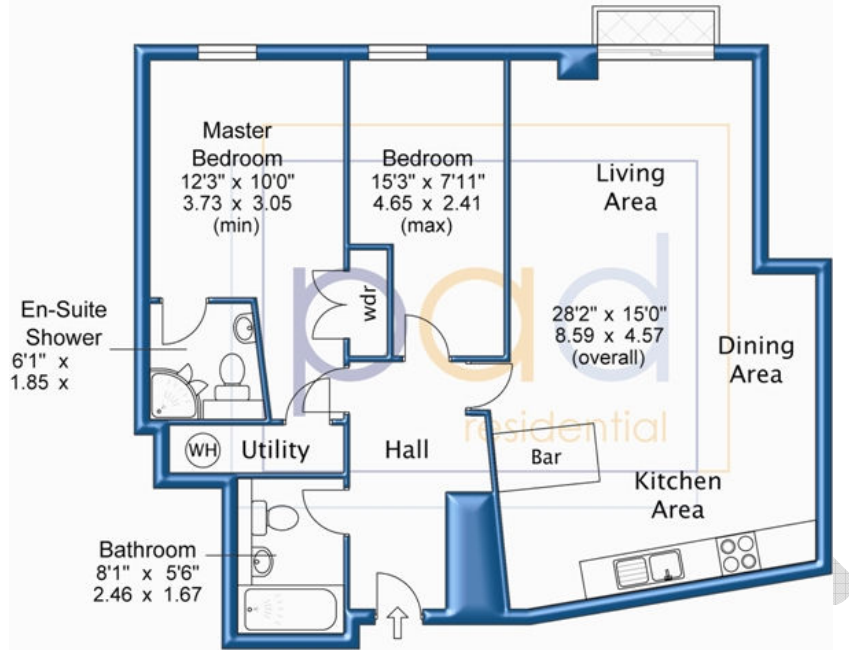
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## ADDITIONAL PHOTOS



## FLOORPLAN

407 The Bridge Apartments  
Approx Gross Floor Area = 886 Sq. Feet  
= 82.3 Sq. Metres



Fourth Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd Tel : 0113 258 7607 www.makingplans.com

### Important Notice

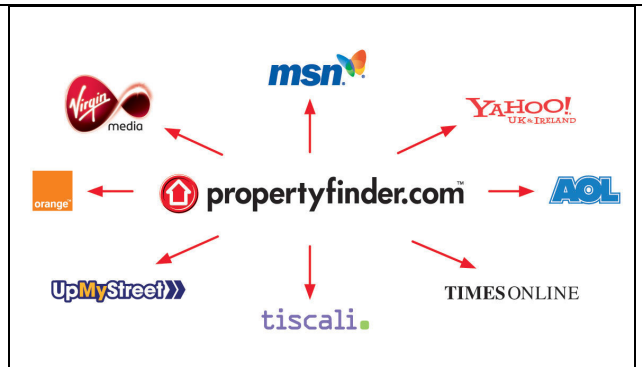
No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property.

Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

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### OFFICE HOURS

**Monday : 9.30am to 5.30pm**

**Tuesday to Friday : 9am to 5.30pm**

**Saturday : 10am to 4pm**

**Sunday : 12pm and 3pm**

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