



**** STUNNING 2 DOUBLE BEDROOM APARTMENT IN SALFORD QUAYS/MEDIA CITY **** Looking for your first property or investment? Look no further! This **IMMACULATE 5TH FLOOR** apartment comes complete with 2 **SOUTH FACING BALCONIES!** The property comprises of an entrance hallway, storage cupboards, **MASTER BEDROOM WITH EN-SUITE AND BALCONY, LARGE 2ND DOUBLE BEDROOM** and **SUPERB KITCHEN/LIVING AREA** with intergrated **DISHWASHER & WASHER DRYER.** With secure allocated parking this property is not expected to stick around so call today to book a viewing on 0161 707 4900 !

**Pioneer House, 1C Elmira Way
Salford, M5 3LL**

Monthly Rental Of £1,150

0161 7074900

info@hillsresidential.co.uk

Hallway

Access to all rooms, storage cupboard, wall-mounted radiator, carpeted floors and inset ceiling light spots.

Lounge/Kitchen 17' 5" x 21' 9" (5.30m x 6.62m)

The Lounge area has access to the rear balcony and UPVC double glazed window to the rear, two wall-mounted radiators, carpeted floors and two ceiling light points, as well as TV, phone and power points. The Kitchen area benefits of a modern range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, 4 ring electric hob and oven, with extractor over. Integrated washer, drier and fridge/freezer, as well as tiled floors.

Bedroom One 16' 0" x 11' 0" (4.87m x 3.35m)

A spacious room with access to the balcony through the UPVC double glazed frosted door and the En-suite bathroom. Wall-mounted radiator, carpeted floors, power points and ceiling light point.

En-suite 6' 1" x 5' 2" (1.85m x 1.57m)

Two piece white suite comprising of low level W.C. and pedestal hand wash basin, as well as walk-in thermostatic shower. Lino floors, part tiled walls and inset ceiling light spots.

Bedroom Two 10' 4" x 12' 7" (3.15m x 3.83m)

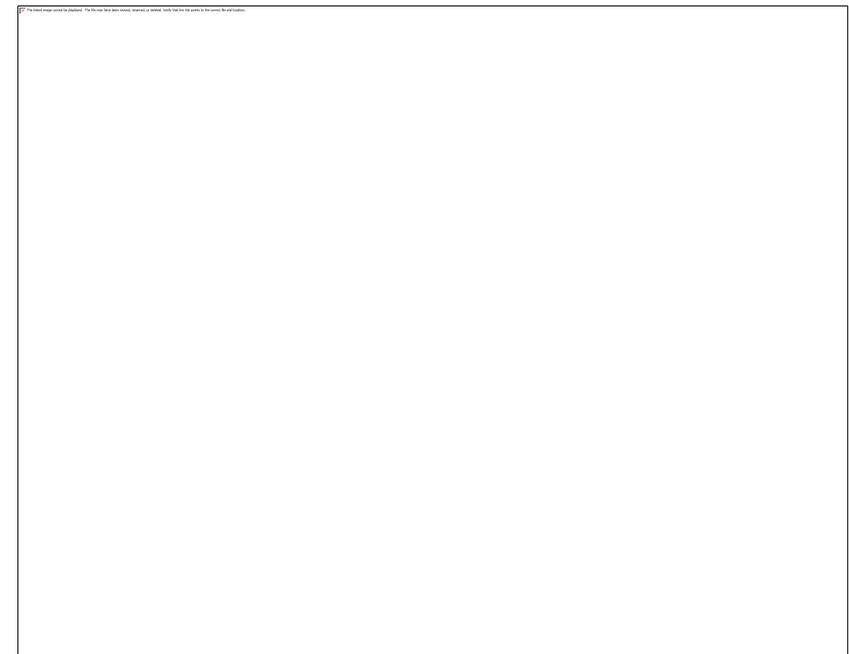
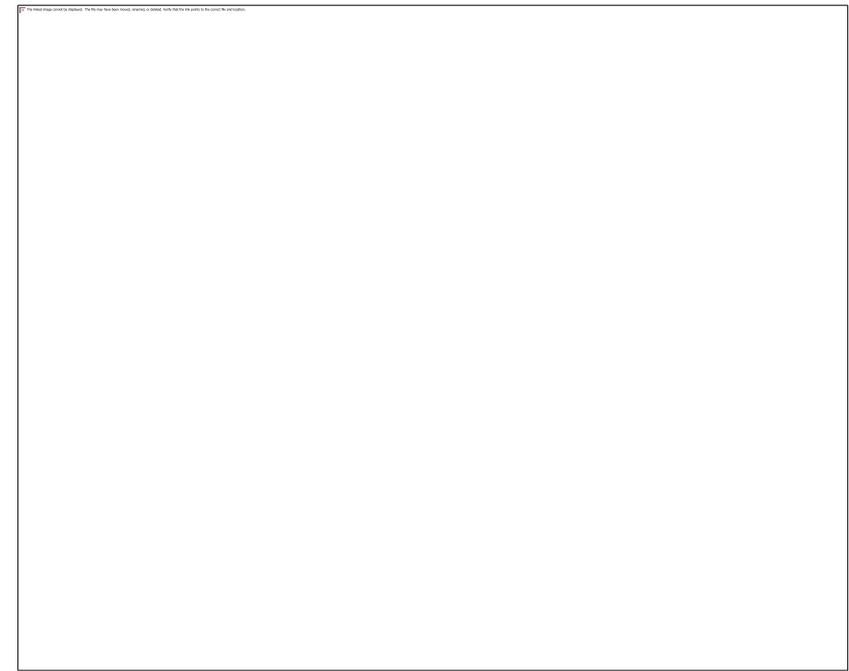
Two UPVC double glazed windows to the rear, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

Family Bathroom 6' 8" x 6' 1" (2.03m x 1.85m)

Three piece white suite with low level W.C, pedestal hand wash basin and bath with thermostatic shower over. Lino floors, extractor and inset ceiling light spots.

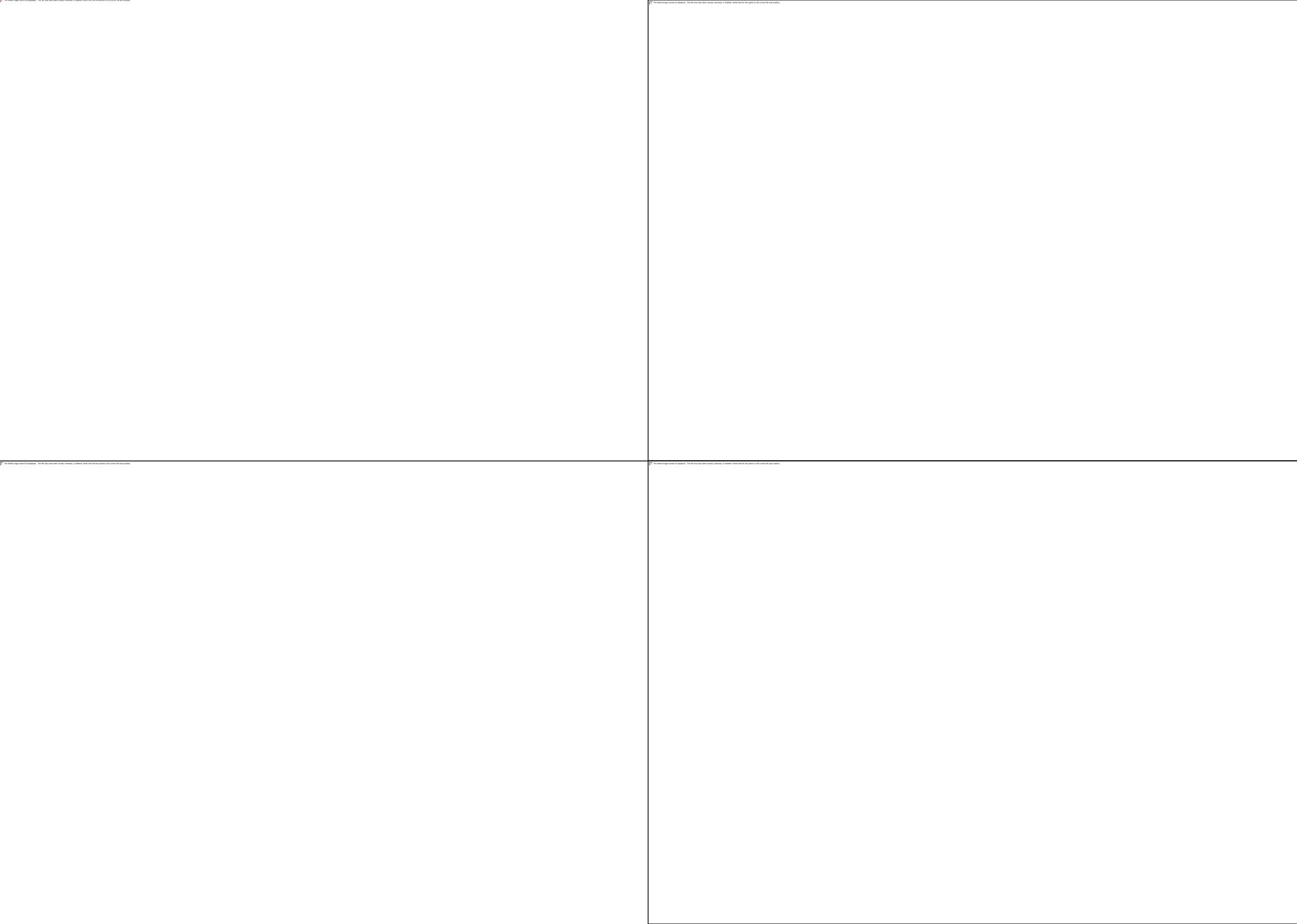
Externally

The apartment benefits of a large balcony, with access from the Bedroom and Lounge as well, communal parking area with secure gated access and one dedicated parking space.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



© 2000 Microsoft Corporation. All rights reserved. Microsoft, the Microsoft Dynamics logo, and the Microsoft Dynamics logo are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

© 2000 Microsoft Corporation. All rights reserved. Microsoft, the Microsoft Dynamics logo, and the Microsoft Dynamics logo are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

Energy Performance Certificate

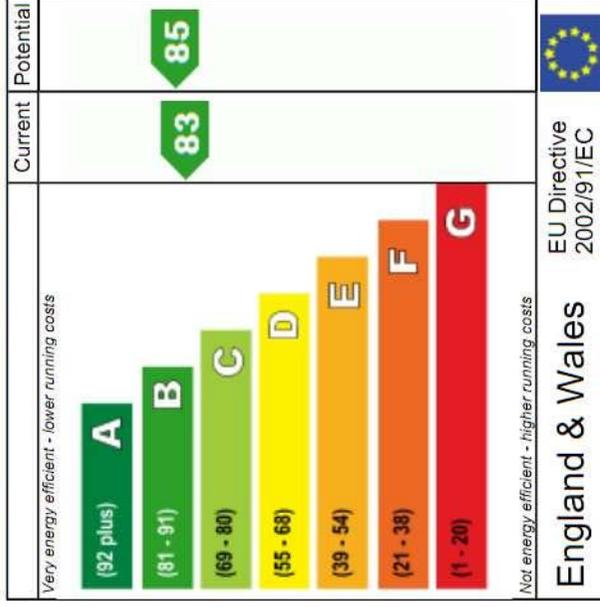


Apartment
Pioneer House
1C Elmira Way
SALFORD
M5 3LL

Dwelling type: Top floor flat
Date of assessment: 27 August 2008
Date of certificate: 28 August 2008
Reference number: 8318-6328-5130-3023-0022
Total floor area: 61 m²

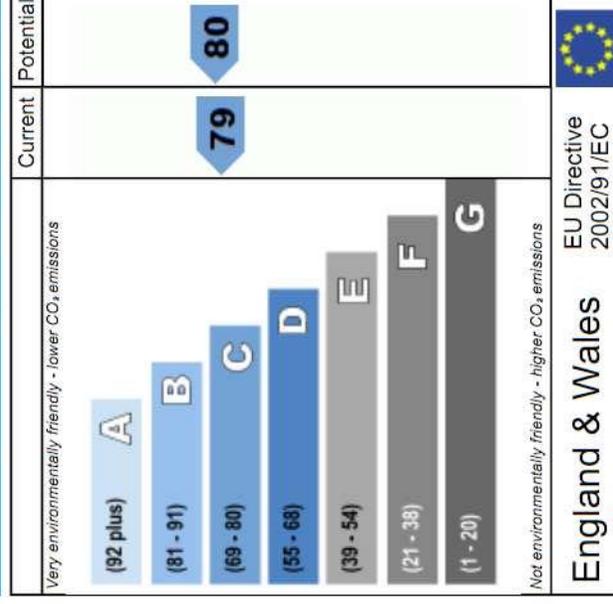
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	178 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£51 per year	£29 per year
Heating	£86 per year	£88 per year
Hot water	£110 per year	£110 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome