



RESIDE

MANCHESTER

81 Riverside Derwent Street  
Salford, M5 4SU

**Asking Price £280,000**



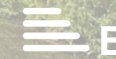
3



2



1



B

## 81 Riverside Derwent Street

, Salford, M5 4SU

This stylish waterside apartment is located within walking distance to Manchester City Centre, making it an ideal spot for young professionals working in the city. Situated on the eighth floor, this apartment offers floor to ceiling windows throughout, grabbing more natural light than others and a Juliet balcony benefitting from unobstructed views.

Along with 3 double bedrooms and two bathrooms, this apartment benefits from a secure allocated parking space and concierge service.

To arrange a viewing, please contact our sales team on 0161 837 2840.

### The Tour

The apartment is entered into a spacious hallway with wood effect laminate flooring throughout.



**Living/Kitchen:** An open plan living/kitchen area which benefits from floor to ceiling windows with a Juliet balcony. The kitchen is fitted with an integrated Beko fridge freezer, Beko hob/extractor fan, Hoover oven and an Indesit dishwasher.

**Bedrooms:** Laminate flooring with floor to ceiling windows. Primary bedroom benefits from a Juliet balcony.

**Bathrooms:** Fitted with a three piece suite, fully tiled flooring and walls, vanity mirror, heated towel rail, Grohe fittings.





### The Area

Riverside Building is located next to the River Irwell and ship canal, offering canal-side bars, restaurants and shops minutes from the development.

Situated next to the ring road, it gives you easy access to the Motorway and is also only a short walk from both Metrolink stations and train stations making this location perfect for commuters who travel by rail.

You're seconds from Regent Retail Park, which is the main retail park to the West of Manchester City Centre. The park is occupied by nine national retailers including a gym, coffee shop and a supermarket.

### Lease Information

Lease Length - 250 years from 1 January 2015

Service Charge - £1,864.92 per annum

Ground Rent - £300 per annum

- Three Double Bedrooms
- Two Bathrooms
- Unobstructed Views
- Parking Included
- No Chain
- EPC Rating B
- Juliet Balcony
- Concierge Service
- Vacant Possession
- Great Location



## Floor Plan



## Viewing

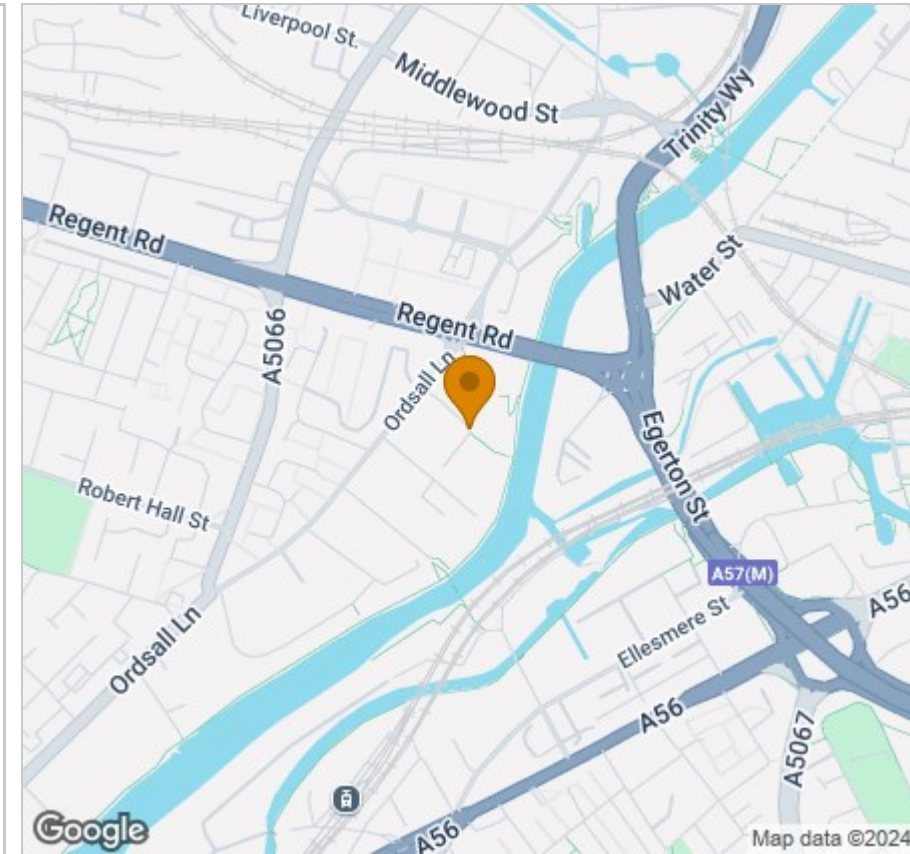
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)

## Area Map



## Energy Efficiency Graph

