

RESIDE
—
MANCHESTER



14 The Riley Building Derwent Street
Salford, Salford, M5 4TA

Offers Over £255,000



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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 second floor, this corner unit provides you additional windows, grabbing more natural light than others and a Juliet balcony benefitting from undisturbed views.

The apartment is currently tenanted until 31st August 2024, making this a perfect opportunity for both owner occupiers or investors. Along with 3 double bedrooms and two bathrooms, this apartment benefits from a secure allocated parking space.

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

General Specification

The Riley Building was developed in 2014 by Renaker, a Riverside development comprising of 4 building apartment blocks creating a total of 308, one, two and three bedroom apartments.

The apartment is entered into a hallway that leads into an open plan living/kitchen area which benefits from floor to ceiling windows with a Juliet balcony. Wooden flooring runs through the whole apartment. Electric panel heaters are located in the living area and bedroom. The kitchen is fitted with an integrated fridge freezer, Beko oven/hob/extractor fan and a Beko dishwasher. The bathrooms are fitted with a three piece Roca suite, fully tiled flooring and walls, vanity mirror, heated towel rail, Grohe fittings.





The Area

The Riley 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.

Leasehold

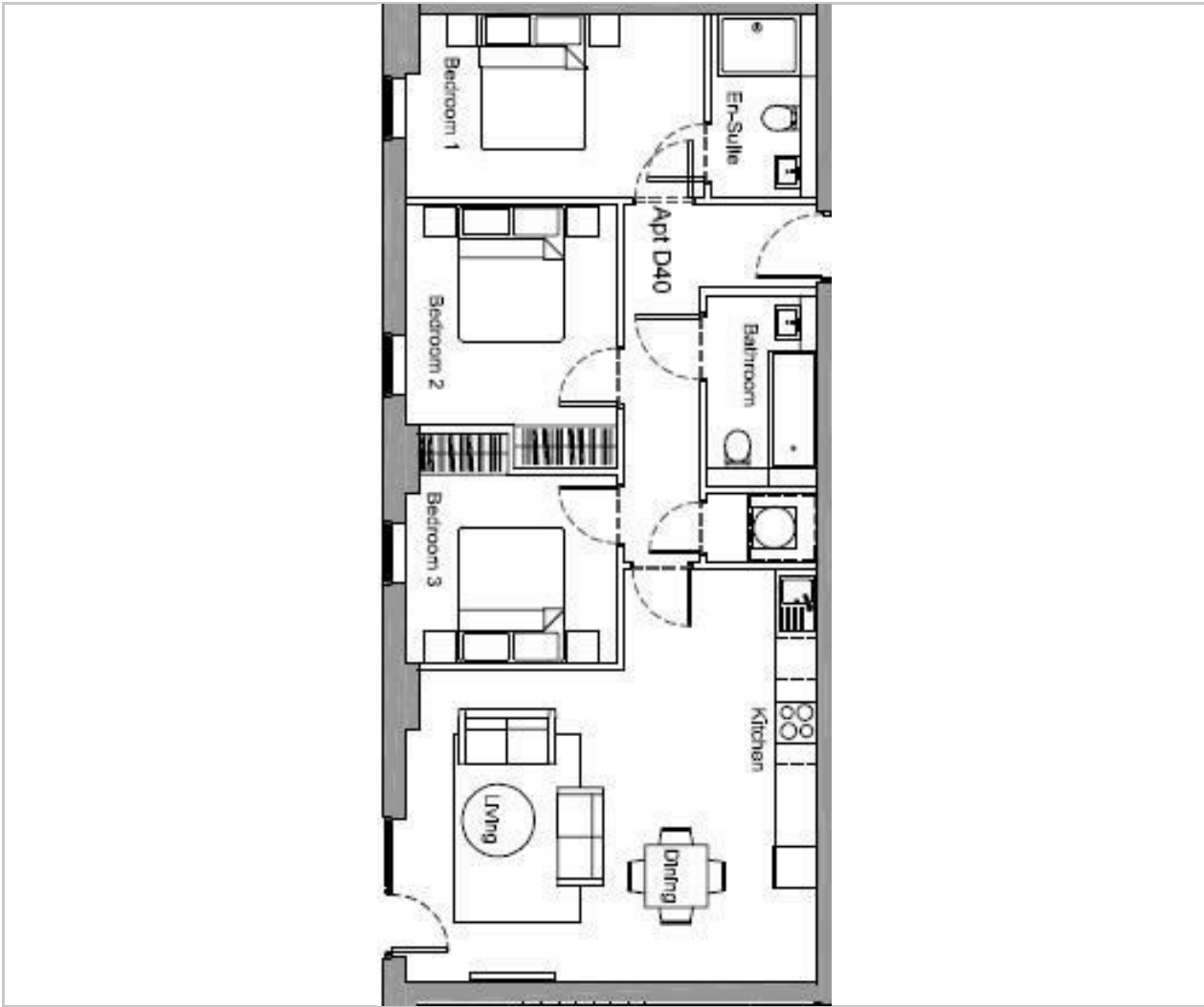
Lease Length - 250 years from 1 January 2015

Service Charge - £1980 per annum

Ground Rent - £456.82 per annum reviewed every 10 years with RPI

- Three Double Bedrooms
- Two Bathrooms
- Car Parking Space Included
- Great Location
- No Chain
- EPC Rating C
- Close To Transport Links
- EWS1 Form Available
- Close Walk To City Centre
- Owner Occupiers & Investors

Floor Plan

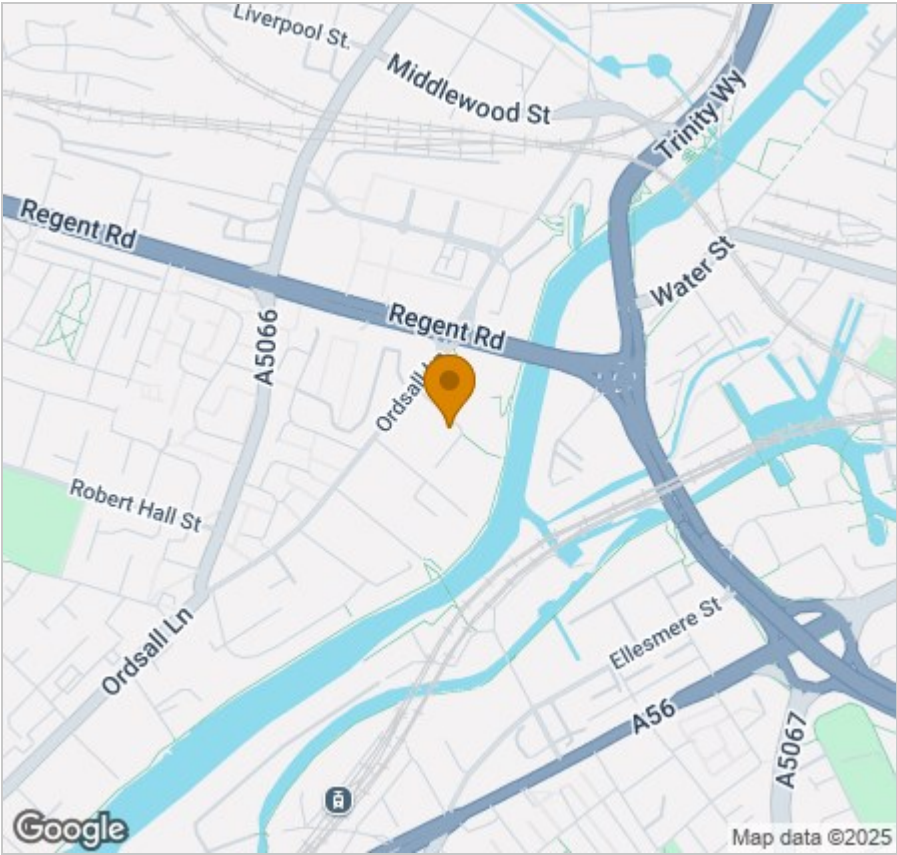


Viewing

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.

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Area Map



Energy Efficiency Graph

