

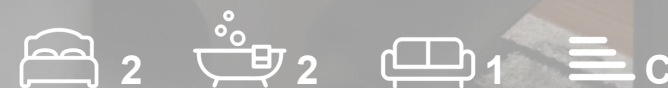


RESIDE
—
MANCHESTER



15 The Riley Derwent Street
Salford, M5 4TA

Asking Price £220,000



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Salford, M5 4TA

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 third floor, this unit grabs lots of natural light, particularly from the Juliet balcony.

The apartment is chain free, making this a perfect opportunity for both owner occupiers or investors. Along with 2 double bedrooms and two bathrooms, this apartment benefits from a secure allocated parking space.

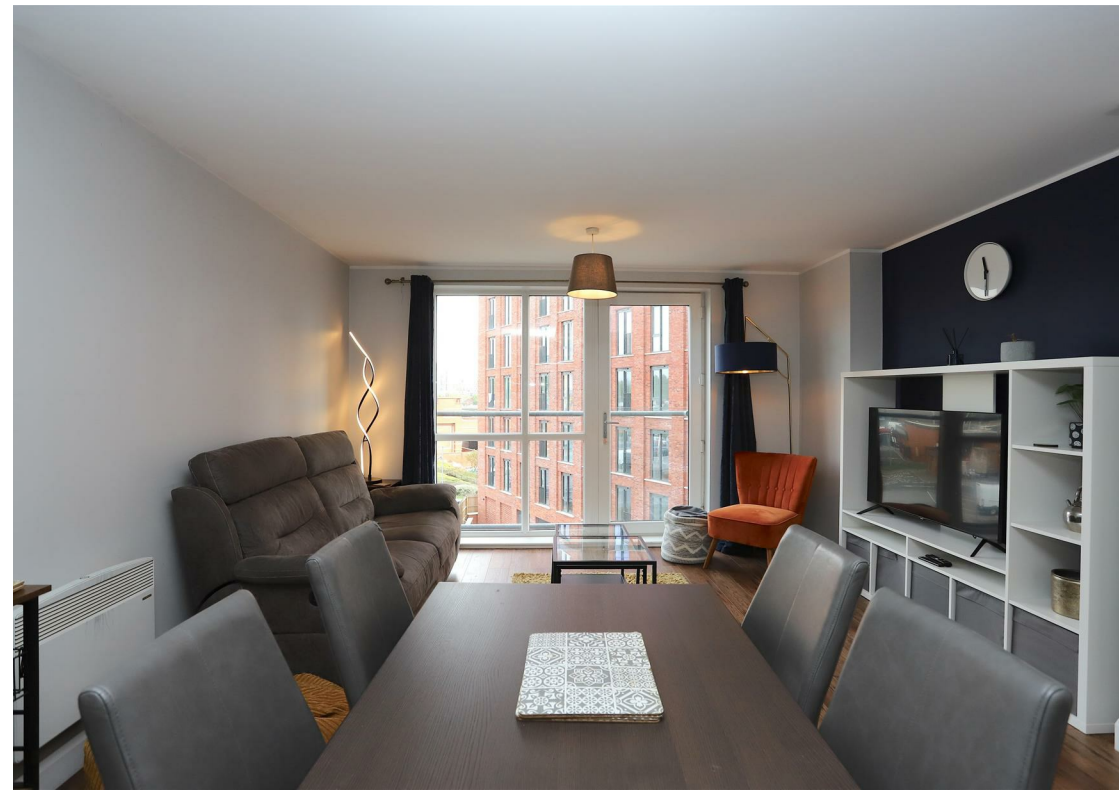
Cash buyers or investors only.

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

The Tour

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 bedrooms. 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.

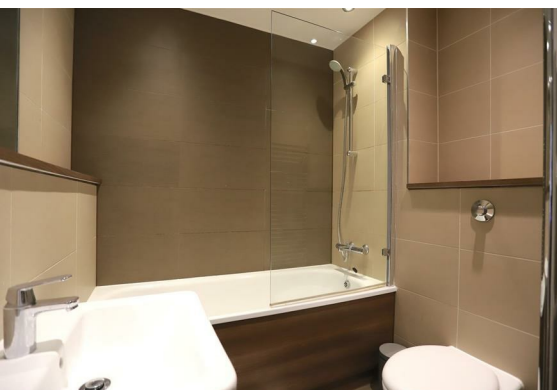
Lease Information

Lease Length - 250 years from 1 January 2015

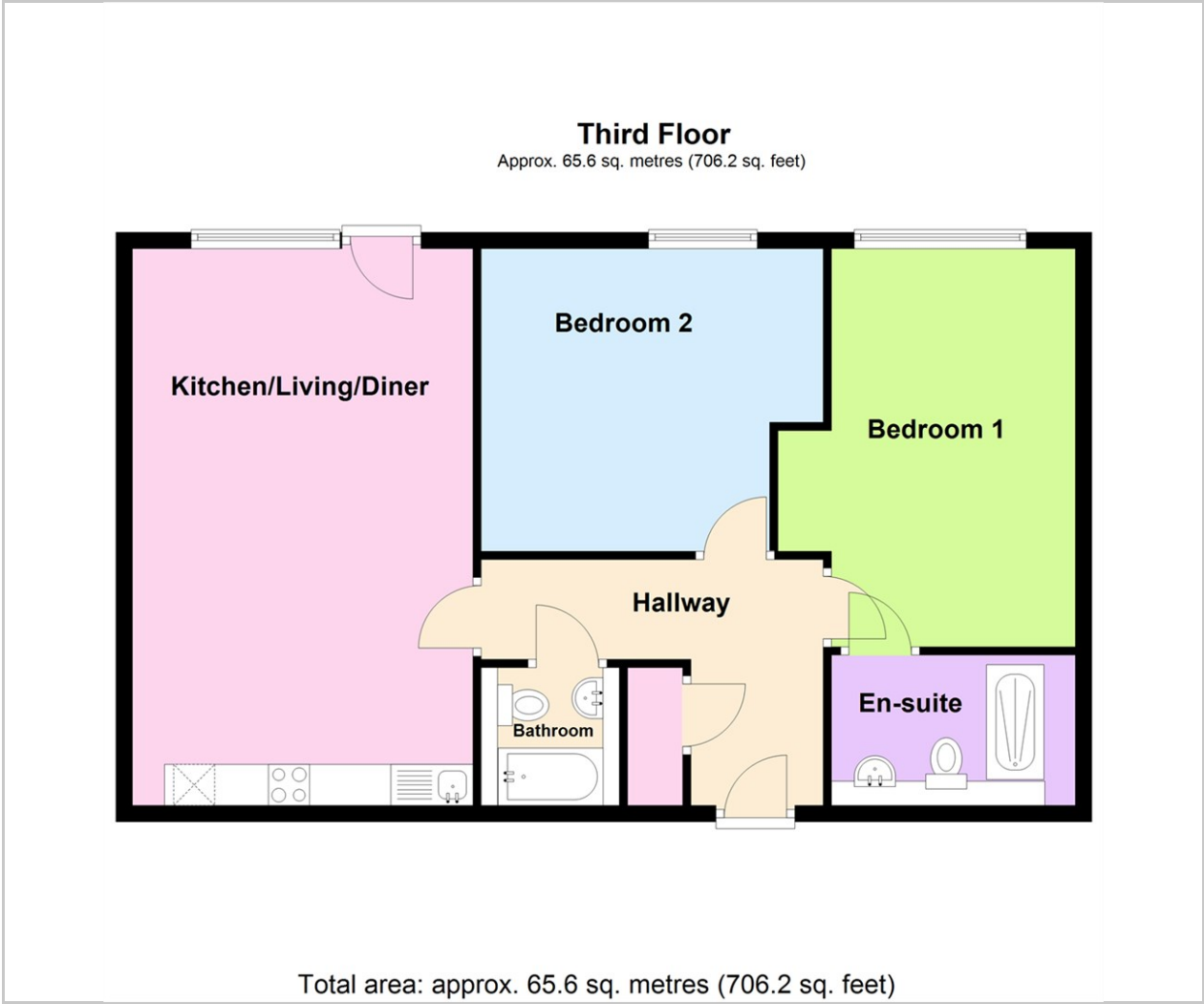
Service Charge - £1920.82 per annum

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

- Two Double Bedrooms
- Two Bathrooms
- Juliet Balcony
- Secure Allocated Parking Included
- No Chain
- EPC Rating C
- EWS1 Form Available
- Close to Transport Links
- Cash Buyers or Investors Only
- Close Proximity to City Centre



Floor Plan

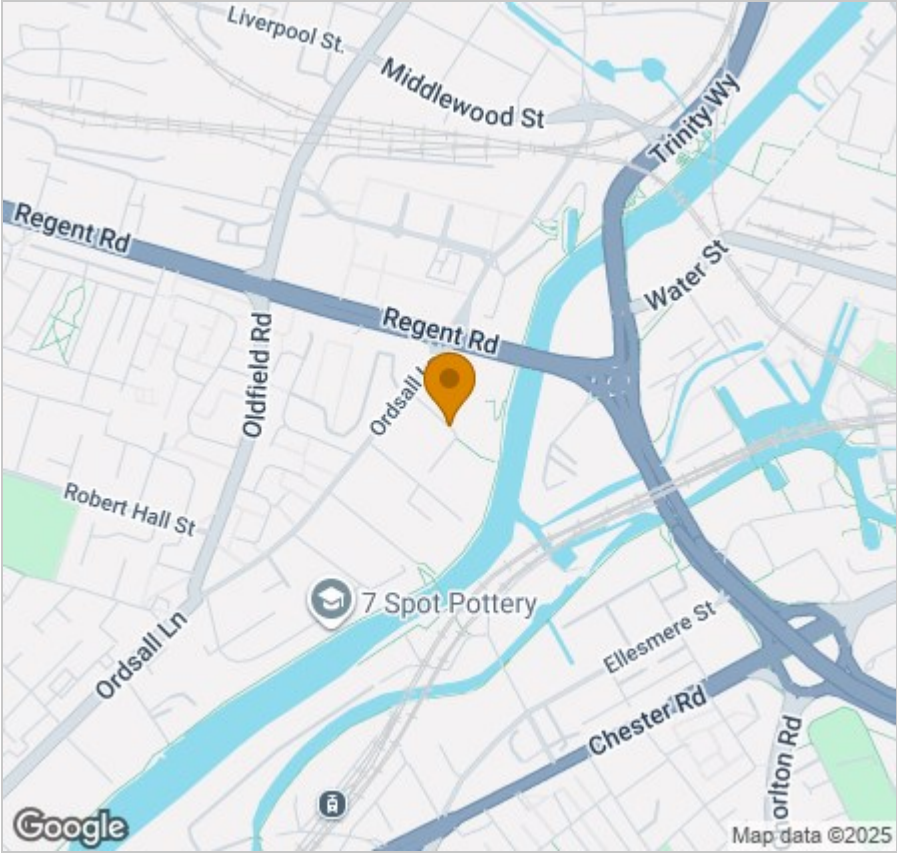


Viewing

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

