



Ordsall Lane | | Salford | M5 4XP

**Asking Price £250,000**



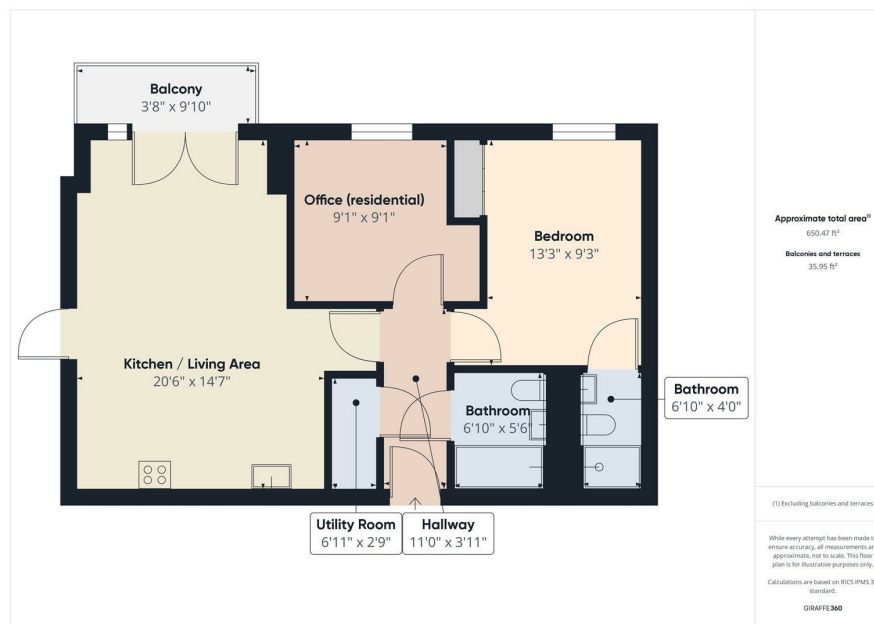
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Welcome to Rivergate House, an exquisite apartment located in the vibrant Wilburn Basin. This splendid property boasts a generous 650 square feet of living space, situated on the 14th floor, offering breathtaking views that are sure to impress.

The apartment features a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening in. With two spacious bedrooms and two modern bathrooms, this home is ideal for both families and professionals seeking comfort and convenience.

Residents of Rivergate House benefit from a range of exceptional amenities, including a 24-hour concierge service, a residents' cinema room for those cosy movie nights, and a fully equipped gymnasium to maintain an active lifestyle. The communal gardens provide a serene escape from the hustle and bustle of city life, while the private balcony allows

- TWO BEDROOM APARTMENT
- 14TH FLOOR
- BALCONY
- FITTED KITCHEN
- ON SITE GYM & CINEMA ROOM
- BATHROOM & EN SUITE
- 650 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- CONCIERGE
- INNER RING ROAD LOCATION



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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