



Ordsall Lane | | Salford | M5 4XP

**Asking Price £230,000**



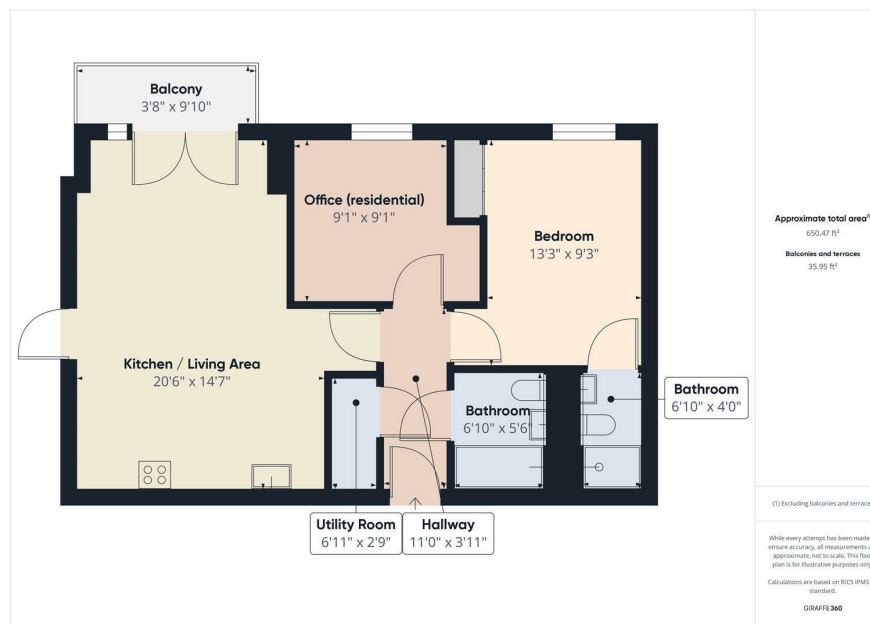
# Ordsall Lane | Salford | M5 4XP Asking Price £230,000

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		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk