



Ordsall Lane | Salford | M5 4XQ

**Asking Price £310,000**



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3 BED, 2 BATH WITH PARKING. Welcome to Rivergate House, a stunning apartment located on the 11th floor of the prestigious Wilburn Basin in Salford. This modern residence boasts an impressive 804 square feet of living space, thoughtfully designed to provide both comfort and style.

As you enter, you are greeted by an entrance hall through to a spacious reception room that offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The apartment features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two contemporary bathrooms, convenience is at your fingertips.

One of the highlights of this property is the delightful Juliet balcony, which allows you to enjoy fresh air and views of the surrounding area. Additionally, an allocated parking space ensures that you have a secure place for your vehicle.

Currently vacant. With an expected rental amount of £1,700 - £1,800 per calendar month, this apartment presents an attractive investment opportunity, with a rental yield of 6.6% - 7%.

Residents of Rivergate House benefit from a range of exceptional amenities, including a 24-hour concierge service, a residents' cinema room for those cosy film nights, and a well-equipped gymnasium to maintain an active lifestyle. The communal gardens and waterside development add to the charm of this property, providing a serene environment to unwind and enjoy the beauty of the surroundings.

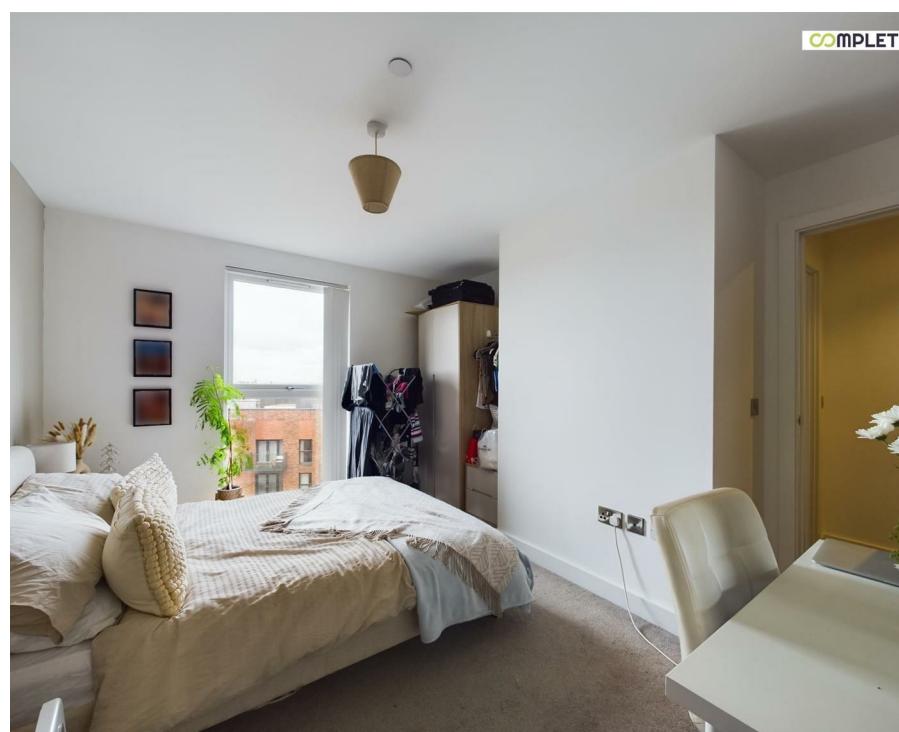
This apartment is not just a home; it is a lifestyle choice, offering modern living in a vibrant community. Whether you are looking to invest or seeking a new place to call home, Rivergate House is a remarkable opportunity not to be missed. EWS1 Form in place.

- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- ALLOCATED PARKING
- RESIDENTS' GYM
- COMMUNAL GARDENS
- BATHROOM & EN SUITE
- 11TH FLOOR
- JULIET BALCONY
- 24 HOUR CONCIERGE
- WILBURN BASIN DEVELOPMENT



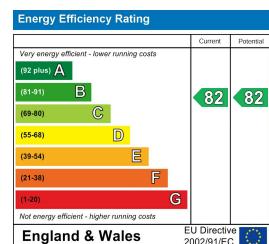
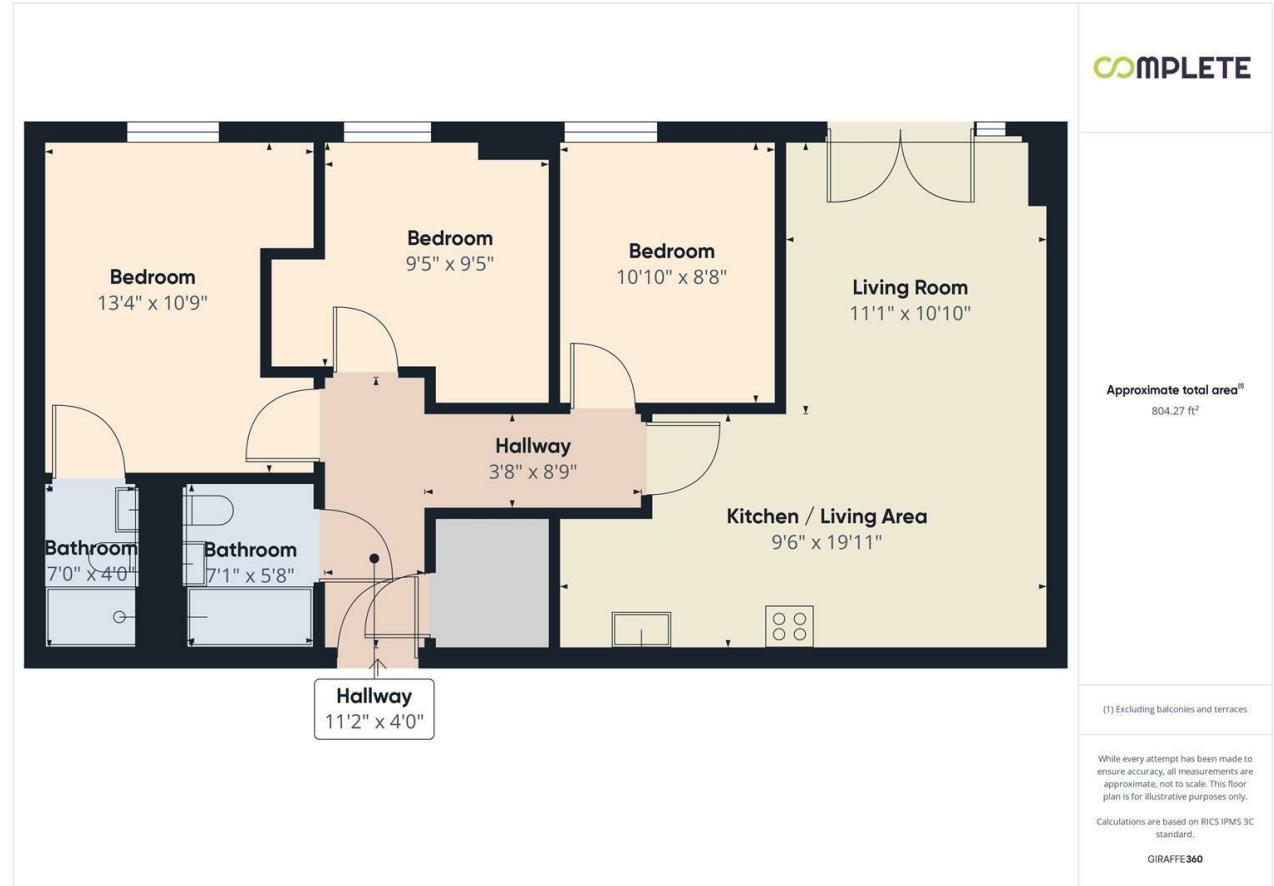


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