



Ordsall Lane | | Salford | M5 4XP

**Asking Price £255,000**



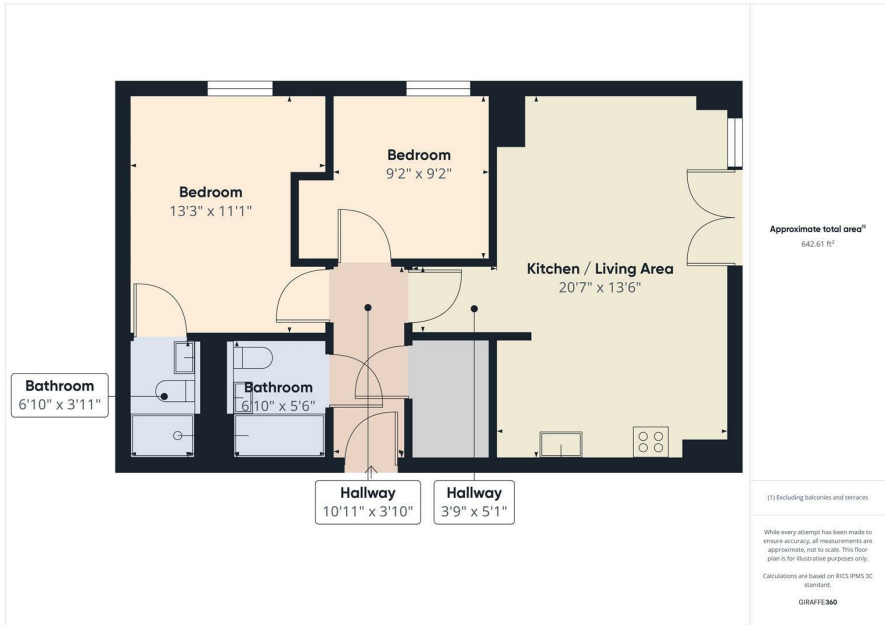
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Welcome to Rivergate House, a splendid apartment located in the vibrant Wilburn Basin area of Salford. This first-floor residence boasts a generous 689 square feet of living space, thoughtfully designed to offer both comfort and style.

The apartment features two well-proportioned bedrooms, making it ideal for professionals or small families. With two modern bathrooms, convenience is at your fingertips. The property is currently let for £1,250 per calendar month until August 2026, with a break clause, providing an attractive rental yield of 5.9%, making it a sound investment opportunity.

Residents of Rivergate House enjoy a host of amenities, including a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. For leisure and

- TWO BEDROOM APARTMENT
- 1ST FLOOR
- JULIET BALCONY
- FITTED KITCHEN
- ON SITE GYM & CINEMA ROOM
- BATHROOM & EN SUITE
- 689 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- 24 HOUR CONCIERGE
- INNER RING ROAD LOCATION, ONLY A SHORT WALK TO SPINNINGFIELDS, CASTLEFIELD & MANCHESTER CITY CENTRE



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 71        |
| (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 |           |

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