



Ordsall Lane | | Salford | M5 4XQ

Asking Price £250,000

The
**GOOD
ESTATE**
AGENCY

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Salford | M5 4XQ
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2 BED, 2 BATH APARTMENT. Welcome to Rivergate House, an exquisite apartment located in the vibrant Wilburn Basin area of Salford. This stunning property is situated on the 17th floor, offering breathtaking views and a modern living experience. Spanning an impressive 688 square feet, the apartment features an open plan living area that seamlessly combines comfort and style.

The accommodation comprises two generously sized double bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. A second well-appointed bathroom serves the rest of the apartment, making it ideal for both residents and guests.

Rivergate House boasts a range of exceptional amenities, including a 24-hour concierge

- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING ROOM
- 688 SQ FT
- 24 HOUR CONCIERGE
- CLOSE TO THE CITY CENTRE
- BATHROOM & EN SUITE
- 17TH FLOOR
- JULIET BALCONY
- COMMUNAL GARDENS
- CONVENIENT FOR THE INNER RING ROAD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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