



Ordsall Lane | | Salford | M5 4XQ

Asking Price £285,000

The
**GOOD
ESTATE**
AGENCY

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Welcome to Rivergate House, an exquisite apartment located in the vibrant Wilburn Basin. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a stylish urban lifestyle.

Spanning an impressive 688 square feet, this apartment features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The property boasts two well-appointed bathrooms, providing both functionality and privacy for residents and guests alike. The heart of the home is a spacious open-plan living area, perfect for entertaining or enjoying quiet evenings in. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Situated on the 18th floor, the apartment offers stunning views of the surrounding area,

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE TO MASTER BEDROOM
- SPACIOUS LIVING & DINING ROOM
- 18TH FLOOR
- 688 SQ FT
- BALCONY WITH STUNNING VIEWS
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS, RESIDENTS' GYM & CINEMA ROOM
- CURRENTLY LET FOR £1,300PCM UNTIL 2/3/26, ACHIEVING A RENTAL YIELD OF 5.5%



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