



Ordsall Lane | Salford | M5 4XP

Asking Price £175,000

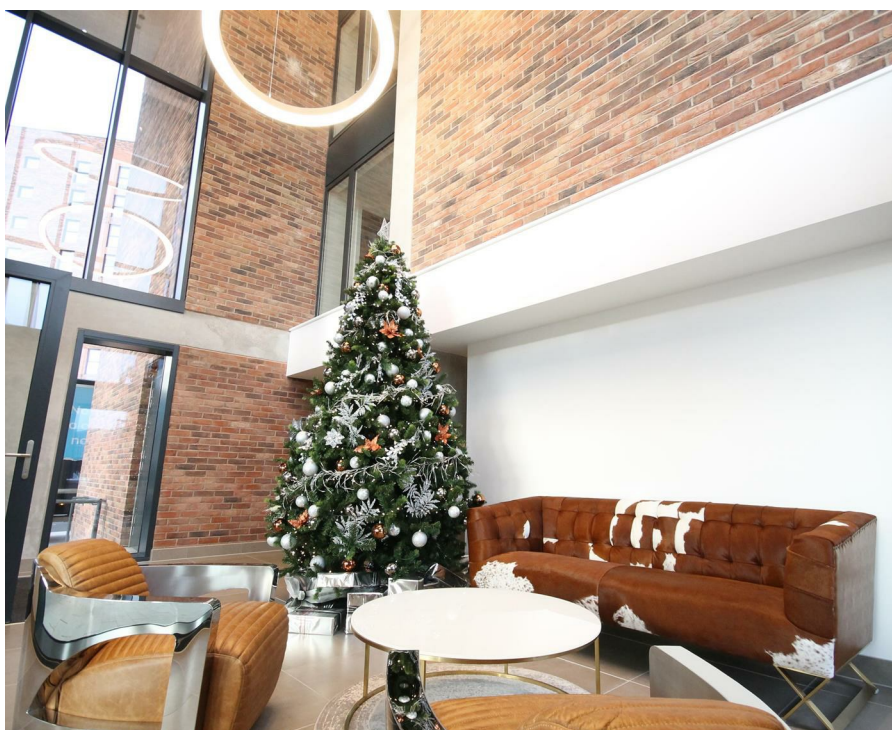
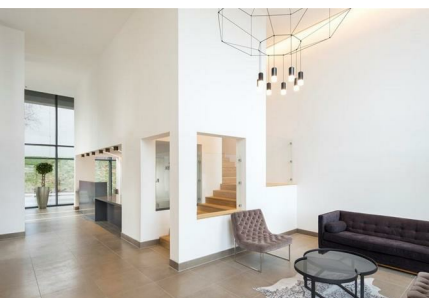
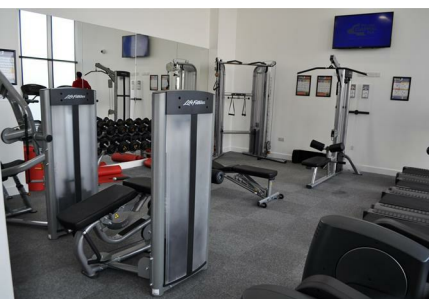
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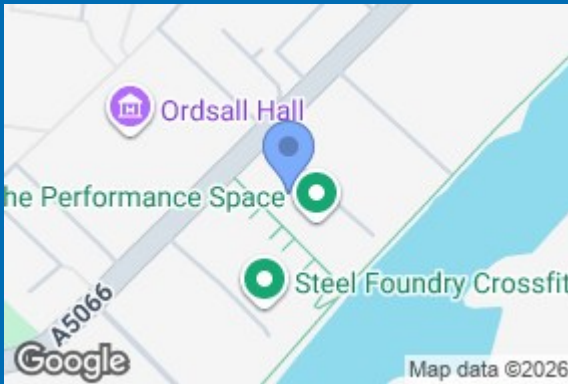
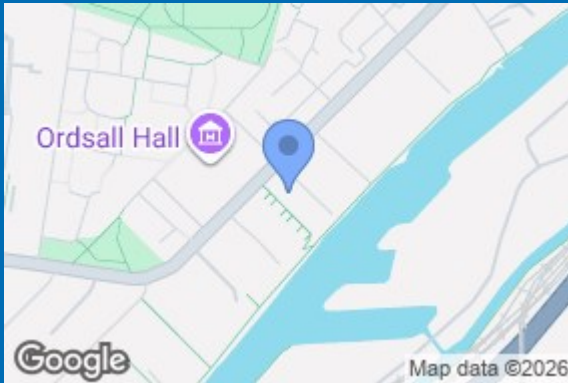
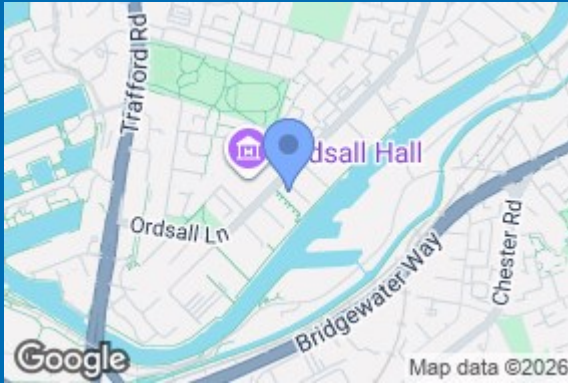
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1 BED APARTMENT WITH BALCONY. An excellent one bedroom apartment in the stunning Rivergate House development at Basin, Salford. The 5th floor property, totalling 454 sq ft, comprises; entrance hall with storage area, spacious open plan living and dining room through to modern fully fitted kitchen & balcony, double bedroom and stylish bathroom. Further benefits include 24 hour on site concierge, landscaped communal gardens, cinema room & residents' gym. Located just a stone's throw away from the city centre within easy reach of Spinningfields, Deansgate and conveniently positioned on the inner ring road allowing quick access to the motorway network. Currently let for £1,100pcm until 19/10/26, achieving a rental yield of 7.5%. EWS1 Form in place.

- ONE BEDROOM APARTMENT
- 5TH FLOOR
- FULLY FITTED KITCHEN
- RESIDENTS' GYM
- CURRENTLY LET FOR £1,100PCM UNTIL 19/10/26, ACHIEVING A RENTAL YIELD OF 7.5%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- STYLISH BATHROOM
- BALCONY
- CINEMA ROOM
- LOCATED CLOSE TO THE CITY CENTRE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	86	86
(69-80) C		
(54-68) D		
(39-53) 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