



Ordsall Lane | Salford | M5 4XP

**Asking Price £175,000**

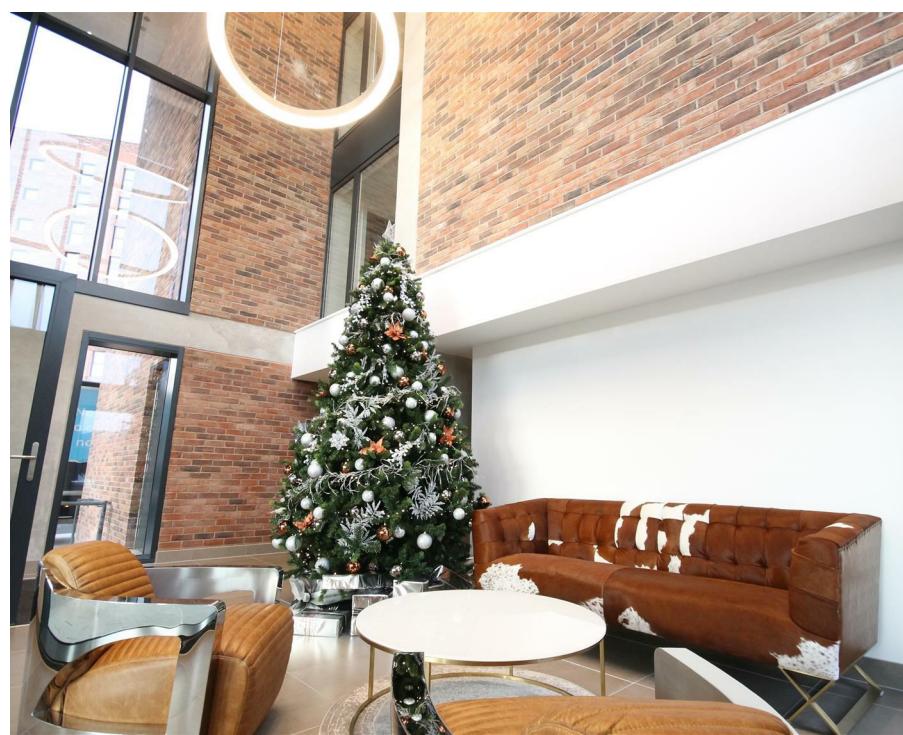
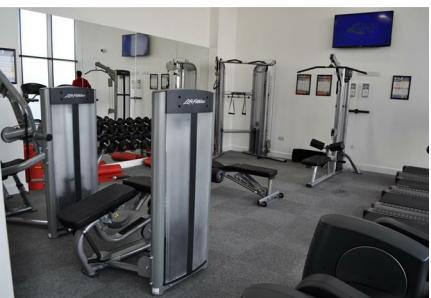


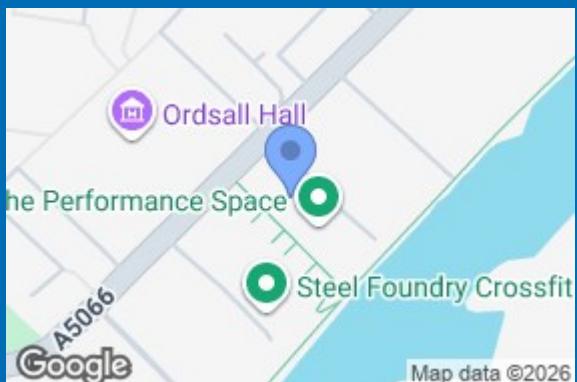
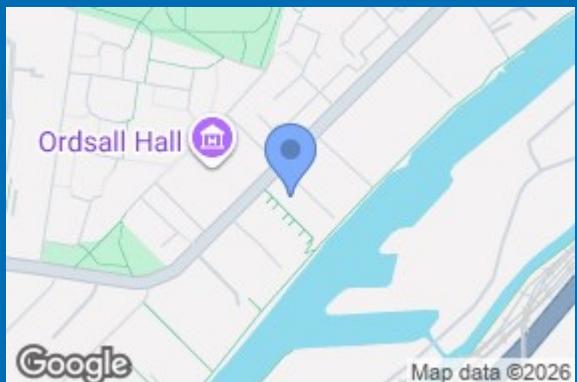
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1 BED APARTMENT WITH BALCONY. An excellent one bedroom apartment in the stunning Rivergate House development at Basin, Salford. The 5th floor property, totalling 454 sq ft, comprises; entrance hall with storage area, spacious open plan living and dining 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 (92 plus)	A	86	86
(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	

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