



Ordsall Lane | Manchester | M5 4XQ

**Asking Price £197,500**





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Manchester | M5 4XQ  
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1 BEDROOM APARTMENT WITH BALCONY. A fantastic one bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 14th floor property, totalling 458 sq ft, briefly comprises: entrance hall, storage cupboard, open plan living & dining room through to fitted kitchen and balcony, double bedroom and bathroom with shower over bath. Further benefits include 24 hour concierge, residents' gym, cinema room and communal gardens. 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 £975pcm until 9/9/26, achieving a rental yield of 5.9%. EWS1 Form in place.



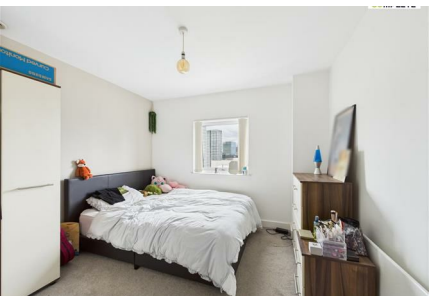
- ONE BEDROOM APARTMENT
- 14TH FLOOR
- FITTED KITCHEN
- COMMUNAL GARDENS
- CURRENTLY LET FOR £975PCM UNTIL 9/9/26, ACHIEVING A RENTAL YIELD OF 5.9%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- LOCATED CLOSE TO CASTLEFIELD & SPINNINGFIELDS



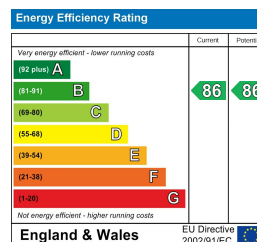
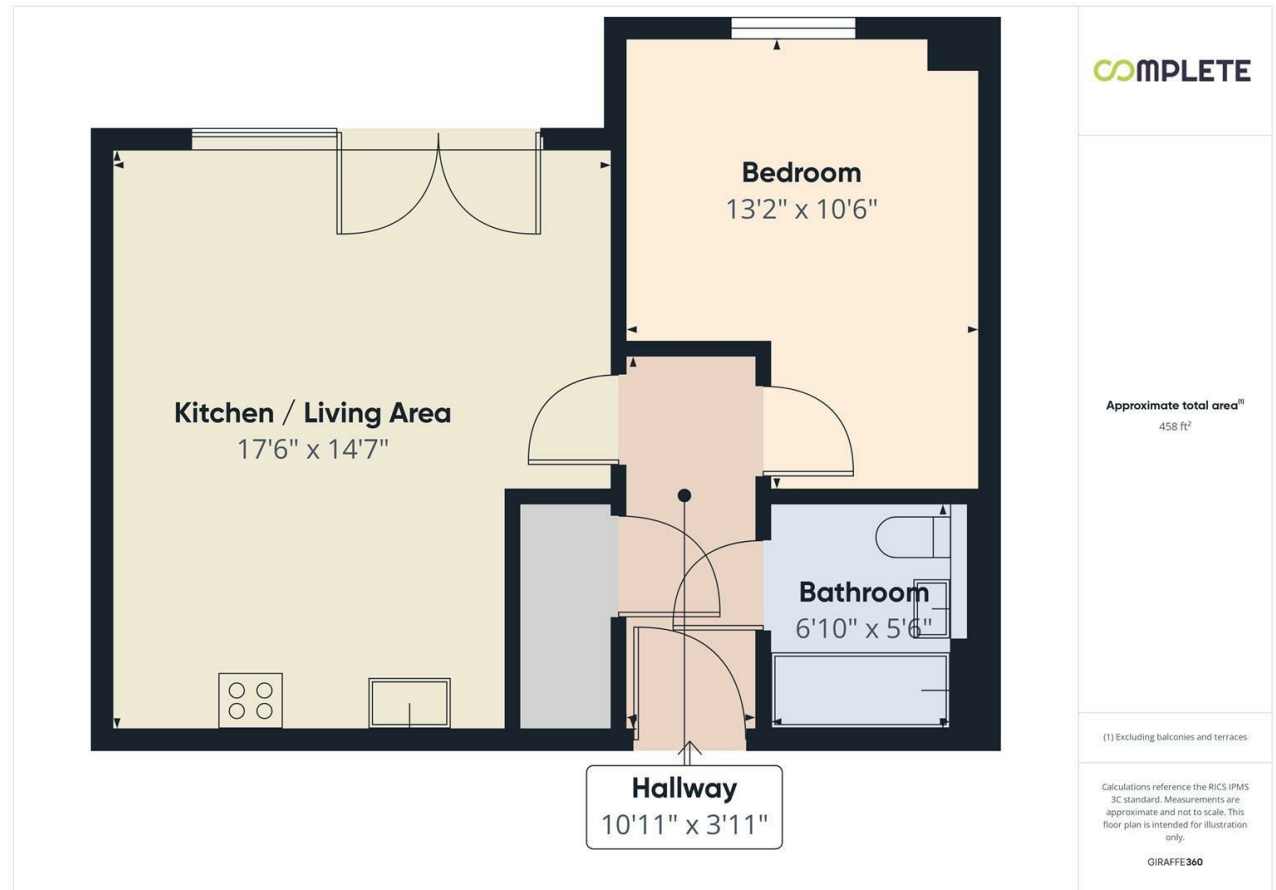
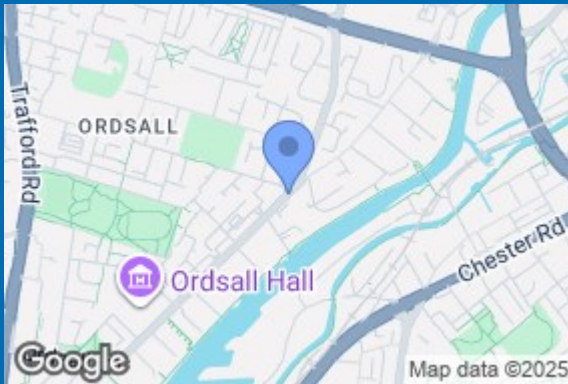


COMPLETE

\*\*\* AVAILABLE NOW \*\*\* 1 BED, FURNISHED. A fantastic one bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. This 14th floor property, totalling 488 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room with balcony through to modern fully fitted kitchen, master bedroom and stylish bathroom with shower over bath. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / 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. \*\*\* VIDEO VIEWING AVAILABLE UPON REQUEST \*\*\*







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