



Ordsall Lane | Salford | M5 4XQ

Asking Price £310,000

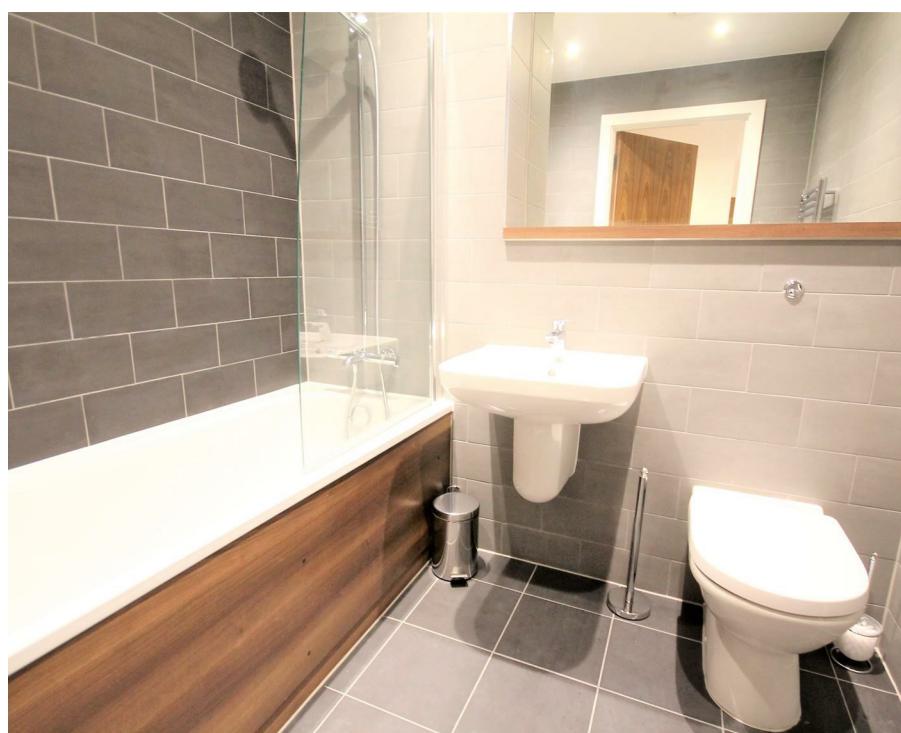
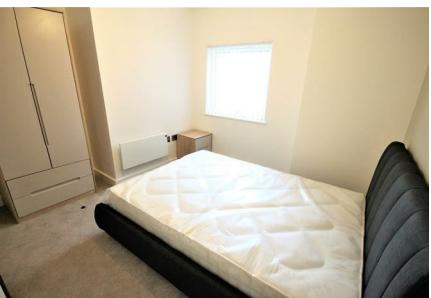


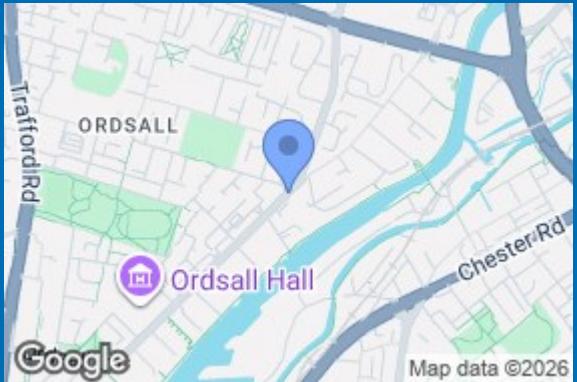
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3 BED, 2 BATH APARTMENT WITH PARKING. A fantastic three bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 15th floor property, totalling 796 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room through to modern fully fitted kitchen and Juliet balcony, master bedroom with en suite shower room, two further double bedrooms and stylish bathroom with shower over bath. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / cinema room and 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 £1,800pcm until 19/9/26, achieving a rental yield of 7%. EWS1 Form in place.



- THREE DOUBLE BEDROOMS
- 15TH FLOOR
- PARKING
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- CURRENTLY LET FOR £1,800PCM UNTIL 19/9/26, ACHIEVING A RENTAL YIELD OF 7%
- FITTED KITCHEN
- COMMUNAL GARDENS
- WILBURN BASIN DEVELOPMENT





Energy Efficiency Rating	
	Current
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	

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