



## 69 B, Quay 5 Ordsall Lane, Salford, M5 3WJ

Hibbert Homes are delighted to offer This Beautifully presented, Two Double Bedroom Apartment, boasting lots of light, Secure gated parking. Located minutes from Salford Quays and Manchester City Centre, transport links,

Offered Unfurnished, this spacious property comprises of an entrance hallway leading to the open plan kitchen, living area a balcony overlooking Ordsall Lane. A spacious bedroom and main bathroom with shower over the bath, leading on to the Second Double Bedroom.

Further benefits include: Secure gated parking space. Secure intercom entry system, and electric heating.

EPC Rating C

Council Tax Band B

Available from 14th June 2024

**£1,200 PCM**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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