



HENRY  **WILTSHIRE**

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

The Mill, South Hall Street, Salford

Guide Price £200,000

2 1



This purpose built development, completed in 2004 is nestled along the River Irwell offering superb waterside views. Having recently undergone works to the cladding the development has now achieve a suitable EWS1 of B1 meaning it is open to mortgage and cash buyers.

In brief this well presented 3rd floor apartment comprises of : Communal entrance with stairs and lift to all floors, private entrance hallway with storage cupboard, open plan and spacious living area with floor to ceiling windows across the width of the room which floods it with natural light, fully fitted kitchen, two double bedrooms and a well appointed bathroom with three piece suite in white with shower over the bath.

Externally the development has a communal terrace and the property comes complete with secure parking.



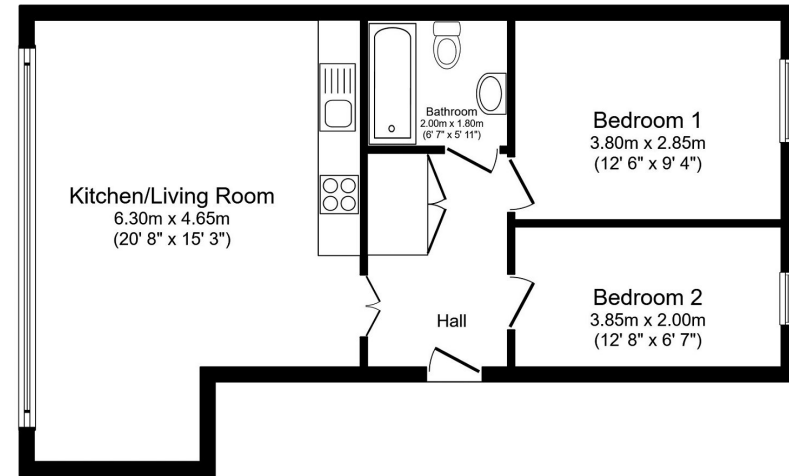


Floor Area
602 sq. ft.

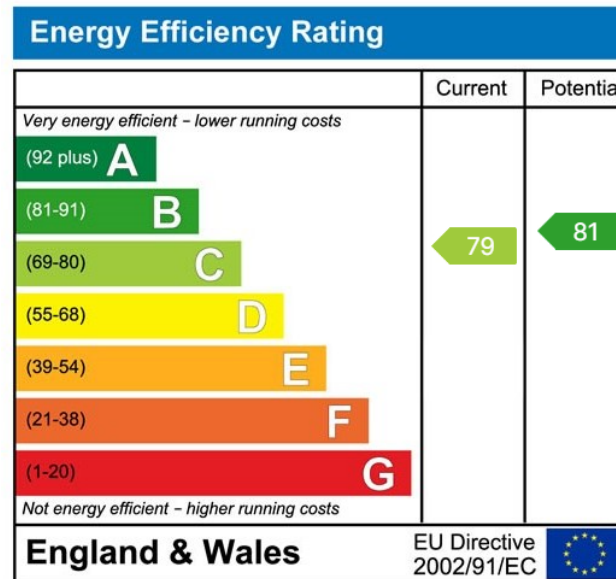
Tenure
Leasehold

Service Charge
£3175.16 per annum

Ground Rent
£106.8 per annum



Total floor area 55.9 sq.m. (602 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com



UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

