



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



805, 40, The Bridge Dearmans Place
, Salford, M3 5EW

Asking price £265,000



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Urban Estates is proud to present this modern two-bedroom apartment, nestled within the prestigious riverside development The Bridge.

Awaiting EWS1 Certificate – All required remedial works are fully funded by Persimmon Homes. Suitable for both mortgage and cash buyers.

Situated on the 8th floor, this impressive luxury apartment is ideally located next to the iconic Lowry Hotel and enjoys tranquil, rear-facing views over the River Irwell. It offers the perfect blend of style, comfort, and convenience in one of Manchester's most desirable residential locations.

Spanning approximately 776 sq. ft., the apartment benefits from a secure, designated parking space and features an efficient electric heating system, double glazing throughout, a video entry system, and lift access to all floors.

The heart of the home is a generously proportioned open-plan lounge, dining, and kitchen area, measuring over 25 feet in length. Flooded with natural light from patio doors leading to a private balcony, this expansive living space showcases stunning panoramic views of the river. Elegant mahogany-style flooring and contemporary wall lighting enhance the warm, modern ambiance.

The high-specification kitchen is tailored for modern living, featuring sleek white cabinetry, slate-effect worktops, under-cabinet lighting, a ceramic hob with electric under-oven,





stainless steel extractor hood, integrated dishwasher, space for a fridge/freezer, and a practical breakfast bar for casual dining.

This well-appointed apartment is ideal for both owner-occupiers and investors, offering a rare opportunity to secure a spacious, stylish home in a premium riverside setting just moments from Manchester city centre.

Ground rent: £16.67 pm
Service Charges: £266.92 pm
Council Tax - D



Floor Plan



Viewing

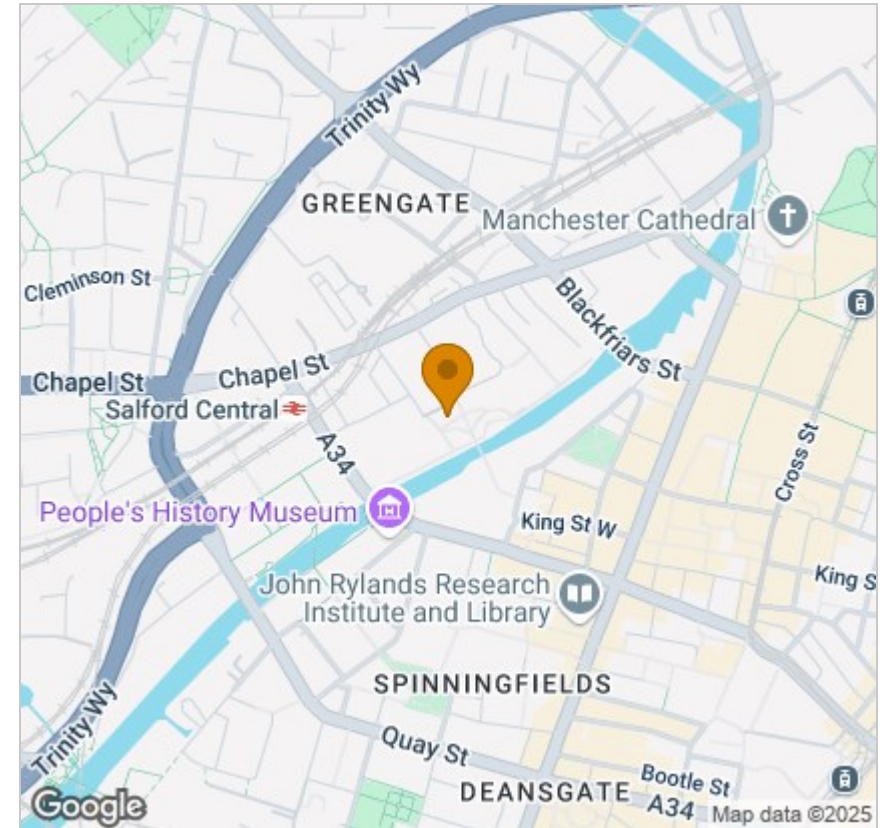
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

