



860 40, The Bridge Dearmans Place
, Salford, M3 5EW

Offers in excess of £245,000



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Modern Two-Bedroom Apartment with Balcony & Riverside Views – Manchester City Centre

Experience contemporary riverside living in this stylish two-bedroom apartment, located in a prestigious development next to the iconic Lowry Hotel on the banks of the River Irwell. Positioned on the 8th floor, the property spans approximately 776 sq ft and features a private balcony with panoramic river views, making it an ideal city-centre retreat for professionals or a fantastic investment opportunity.

The apartment offers a bright and spacious open-plan lounge, dining, and kitchen area extending over 25ft, complete with a high-spec kitchen, integrated appliances, and a breakfast bar. Two generously sized double bedrooms and a modern bathroom provide both comfort and convenience. Secure parking, video entry, and lift access to all floors further enhance the appeal.

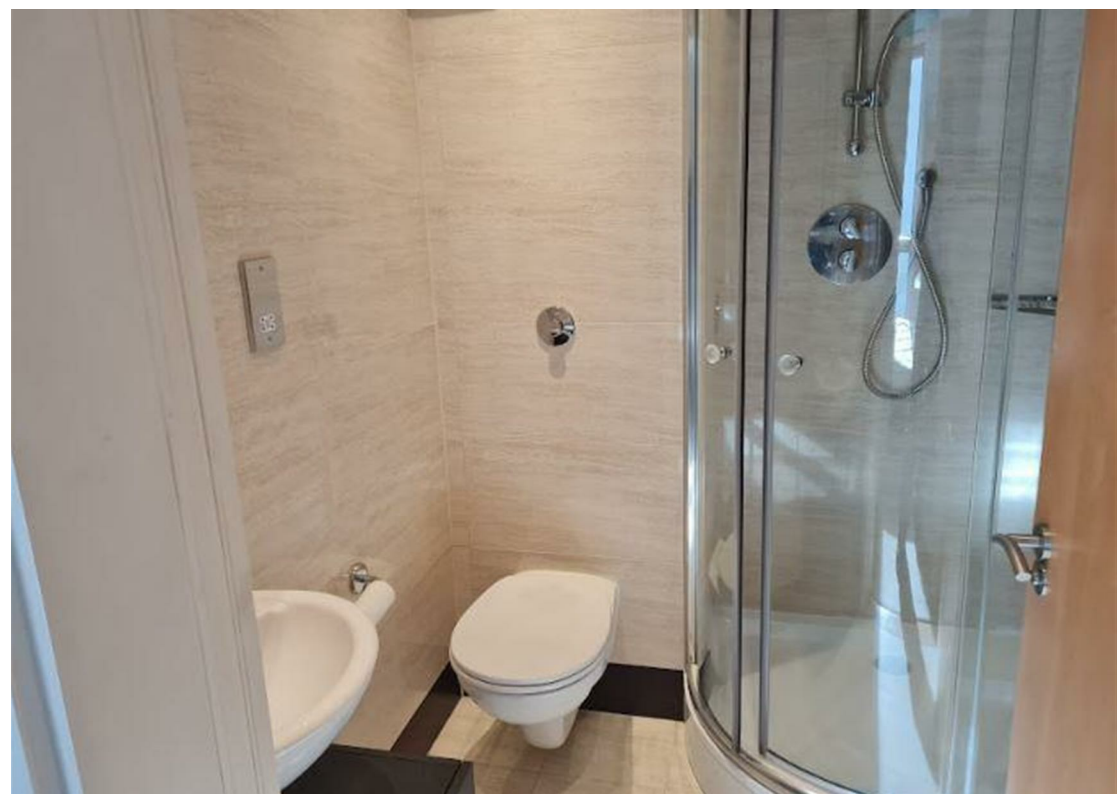
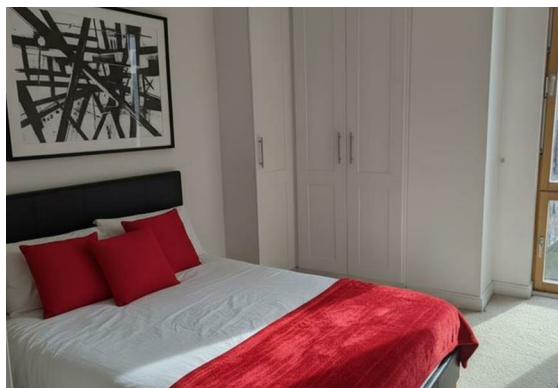
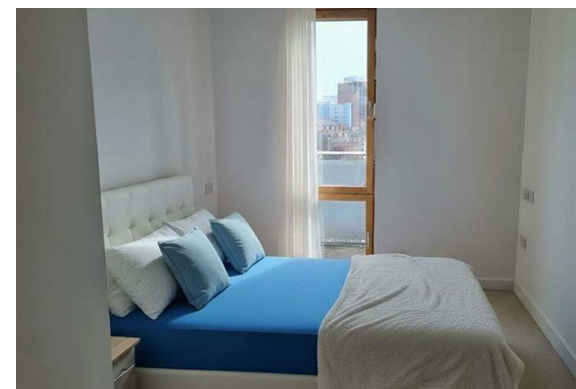
Key Features

Modern 8th-floor apartment with approximately 776 sq ft of living space

Two double bedrooms

Expansive open-plan lounge, dining, and kitchen area

Private balcony with stunning rear-facing views over the River Irwell





Contemporary kitchen with integrated appliances and breakfast bar

Secure designated parking space

Video entry system

Double glazing,

Electric heating

Lift access to all floors

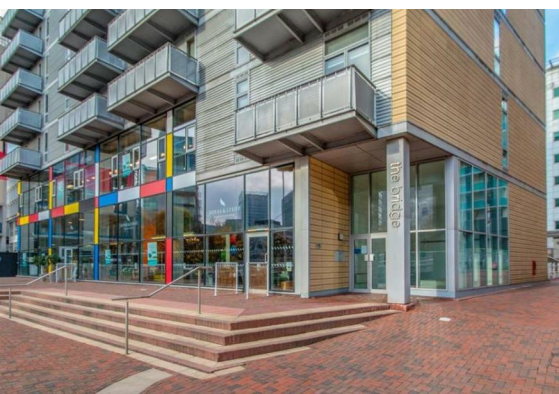
Awaiting EWS1 certificate – remedial works fully funded by Persimmon Homes (suitable for both mortgage and cash buyers)

Additional Information

Ground Rent: £16.67 per month

Service Charge: £266.92 per month

Council Tax: Band D



Floor Plan



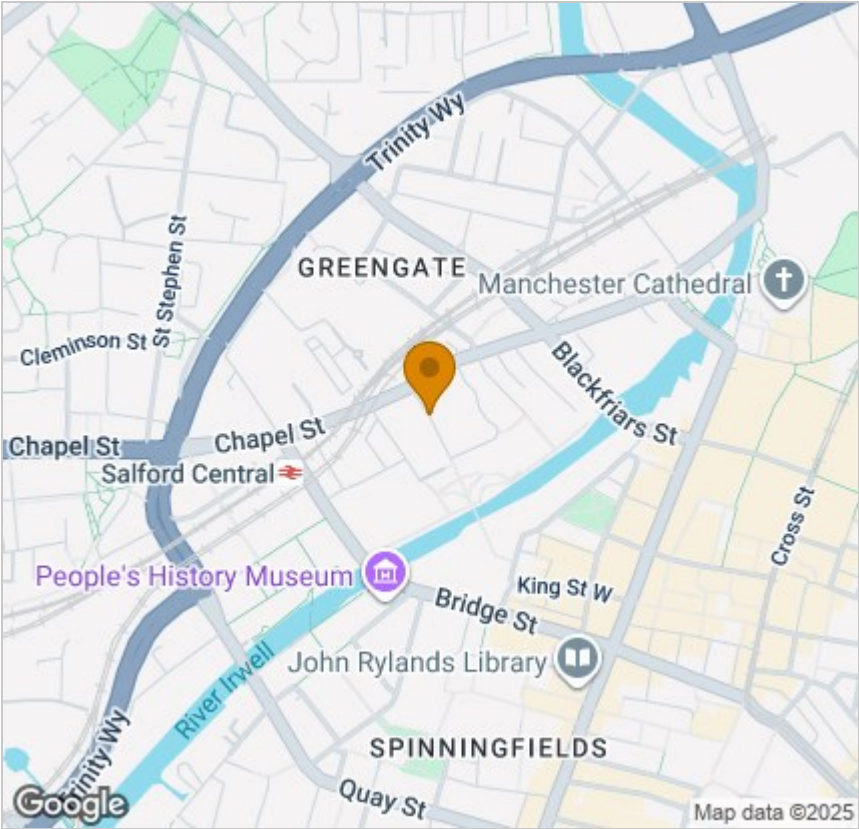
Viewing

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

