



## **Ordsall Lane, Salford, M5 4XP**

**£229 Per Week**

RECENTLY REFURBISHED first floor apartment for rent, Rivergate, Wilburn Basin complex in Salford M5.

This first floor, one bedroom apartment consists of a large open plan kitchen, living room with a Juliette balcony, double bedroom and a modern tiled bathroom with bath and over-head shower. The apartment has been recently renovated with a deep clean and painted throughout.

Rivergate is part of the popular Wilburn Basin complex, boasting of a 24 hour concierge, residents gym, cinema room and private outdoor areas. Regent Road retail park located directly opposite the development and a short walk into the City center making this area very sought after.

UNFURNISHED.

AVAILABLE FROM NOW.

- JUST BEEN RENOVATED
- AVAILABEL FROM NOW
- OPPOSITE RETAIL PARK
- 1 BEDROOM FLAT
- SOUGHT AFTER AREA
- 24 HOUR CONCIERGE



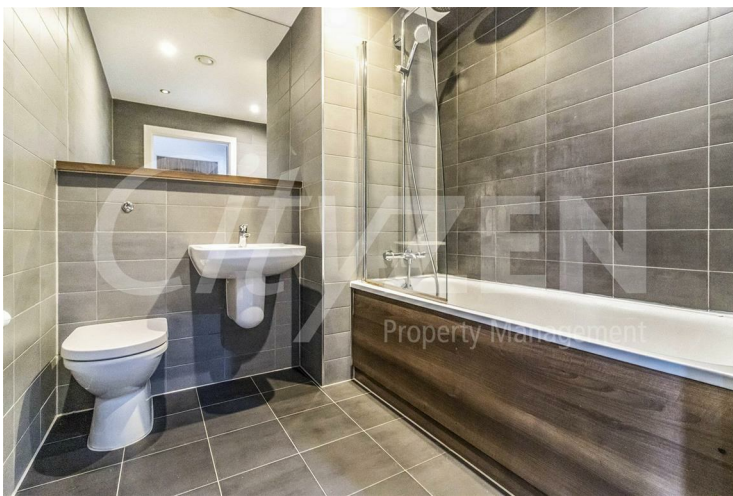
**Ordsall Lane, Salford, M5 4XP**



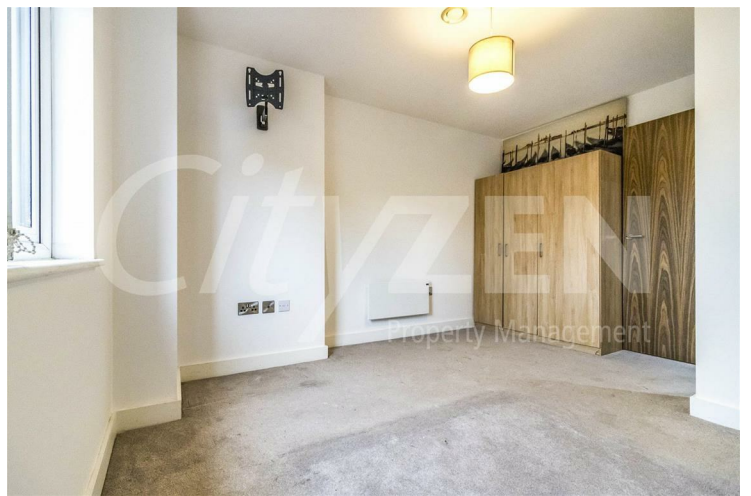
**HALLWAY**



**BEDROOM**



**BATHROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



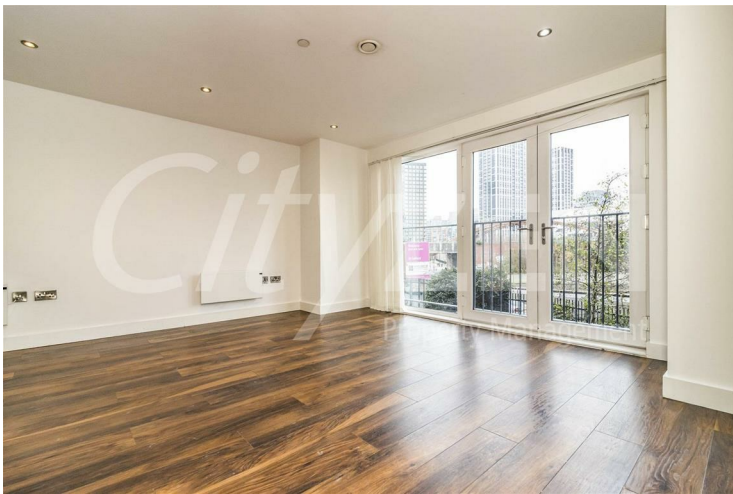
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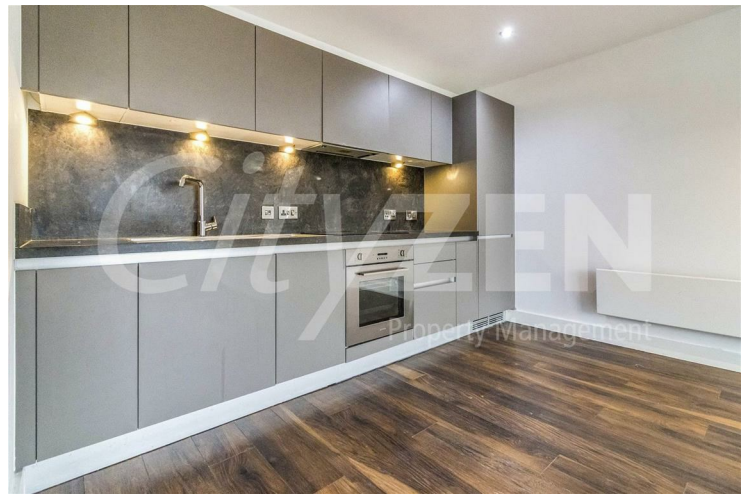
**RECEPTION ROOM**



**RECEPTION / KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION / KITCHEN**



**KITCHEN**



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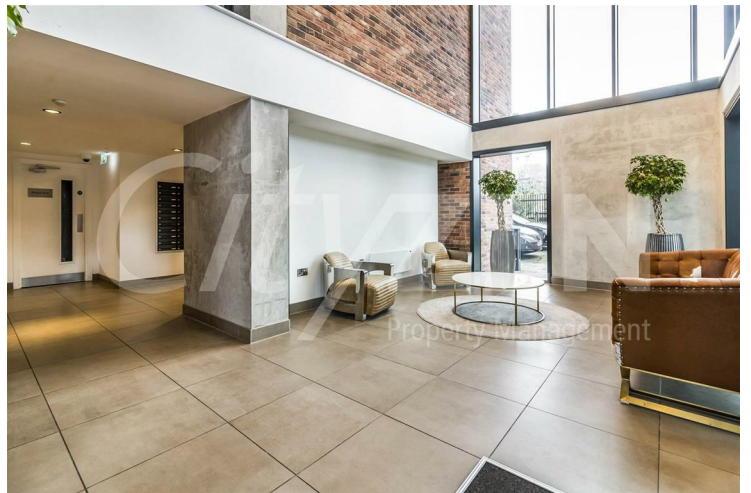
RECEPTION ROOM



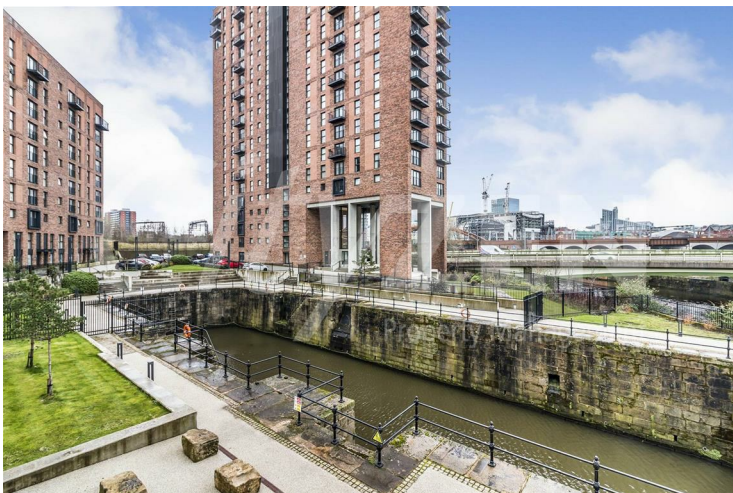
DEVELOPMENT



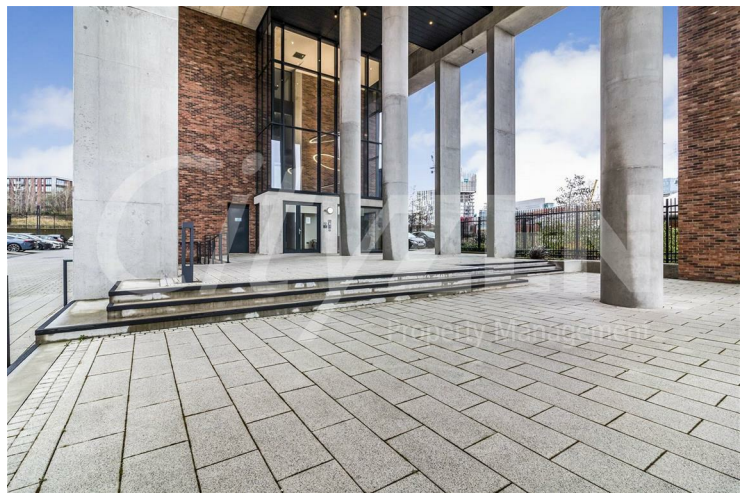
RECEPTION ROOM



ENTRANCE LOBBY

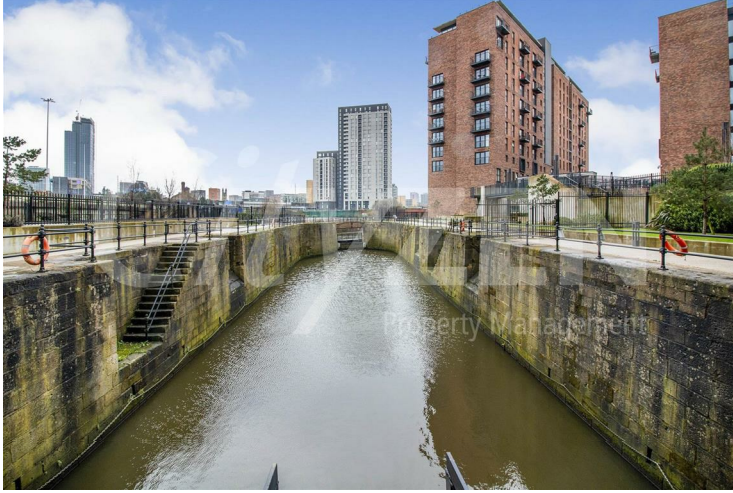


DEVELOPMENT



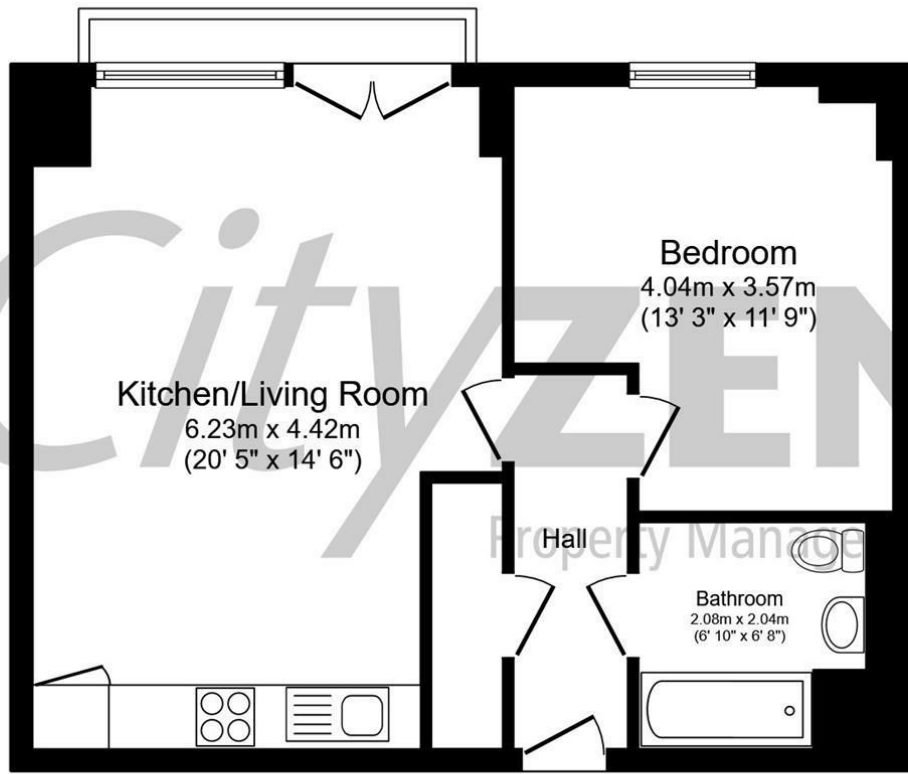
ENTRANCE

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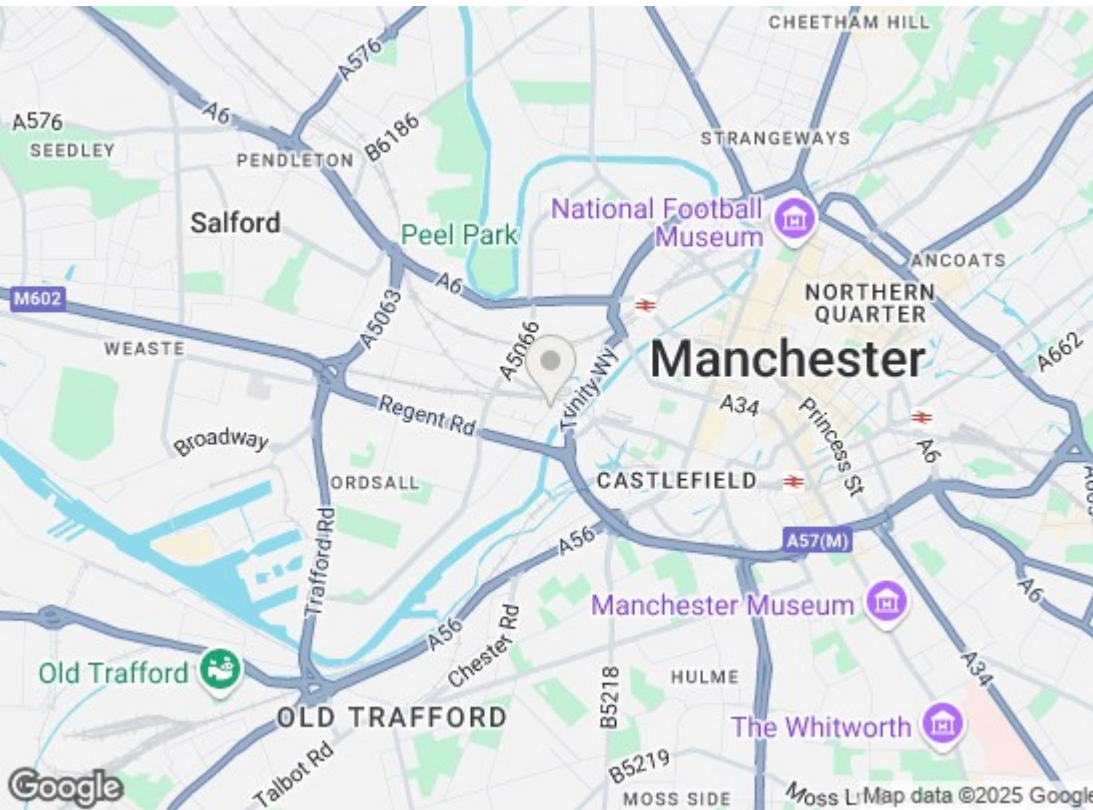
CANAL





Total floor area 50.4 m<sup>2</sup> (542 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). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.