



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OIRO £347,000 Leasehold

Situated on the 20th floor, this brand new two bedroom apartments comes fully furnished and offers its new owner the benefit of being the first occupier. Boasting two bedrooms, communal gymnasium and health suite with pool, this apartment epitomises the feeling of style, & sophistication.

- Brand New - Fully Furnished
- 20th floor apartment
- Concierge service
- State of the art gymnasium
- Health Suite & Swimming Pool
- In house rental management team
- Close to Victoria Station and motorway networks
- Tastefully furnished

Rising high above the riverside on the 20th floor, this brand new two-bedroom apartment at Greengate Apartments presents a rare chance to enjoy elevated city living with uninterrupted views across Manchester's skyline and the River Irwell. Living at this height brings a unique sense of space and privacy, with expansive vistas that stretch out in every direction—morning light pours in across the city, and in the evening, the skyline becomes a sea of twinkling lights. It's a daily reminder of the energy of the city below, while offering a peaceful retreat far above the urban rhythm.

Greengate itself is located on the border of Salford and Manchester, just off Trinity Way, making it ideally positioned for access to both city centres. A short walk brings you into the heart of Manchester, where the cultural, commercial, and creative pulse of the city is felt in full force. Victoria Station and the AO Arena are just minutes away, providing excellent rail and entertainment connections. You'll also find quick access to Manchester's extensive tram network, linking you effortlessly to MediaCity, the airport, and the wider region. Local attractions are abundant—from independent cafes and art galleries to high-end shopping, theatres, and some of the UK's most iconic nightlife.

Inside, the apartment is beautifully designed with modern living in mind. Fully furnished and move-in ready, it offers a genuine turnkey experience. The open-plan layout flows seamlessly from a sleek, contemporary kitchen into a spacious dining and living area, all framed by floor-to-ceiling windows that maximise natural light and views. Whether you're entertaining or unwinding, the space feels welcoming and well-proportioned.

Both double bedrooms are generously sized, featuring built-in wardrobes and dedicated spaces for work or relaxation. Each room includes its own en suite bathroom—one with a stylish walk-in shower, and the other designed with a Jack and Jill layout, complete with a bath and secondary access to the living area. This thoughtful design enhances both privacy and flexibility for residents or guests.

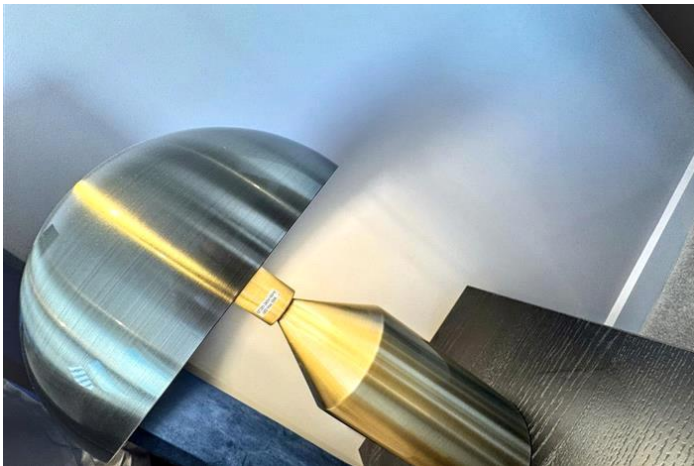
The wider Greengate development delivers far more than just beautiful apartments. Residents have access to a premium gym fitted with cutting-edge equipment, designed to support a range of wellness goals. A curated programme of group fitness classes—from yoga and HIIT to strength training—fosters not only physical wellbeing but also a sense of community. Soon, the wellness offering will be further enhanced by a health suite currently under construction, featuring a tranquil pool, jacuzzis, and saunas for everyday relaxation. Social spaces, including a communal lounge, provide a welcoming environment to connect with neighbours or host informal gatherings.

Purchasing a brand new apartment in this part of Manchester offers compelling value, both for owner-occupiers and investors. For those looking to live in the property, it represents the perfect blend of style, comfort, and convenience in one of the UK's fastest-growing and most exciting cities. For investors, Manchester continues to demonstrate strong rental demand and capital growth, supported by a growing population, thriving employment sectors, and continued regeneration. Greengate Apartments, with their premium amenities and exceptional location, are well-positioned to attract quality tenants and deliver long-term value.

This 20th-floor residence isn't just a place to live—it's a statement of lifestyle, combining panoramic views, luxurious interiors, and unrivalled proximity to the best of Manchester. Whether as a permanent home or an investment in one of the UK's most dynamic property markets, it offers a rare opportunity to own a piece of the city's evolving skyline.

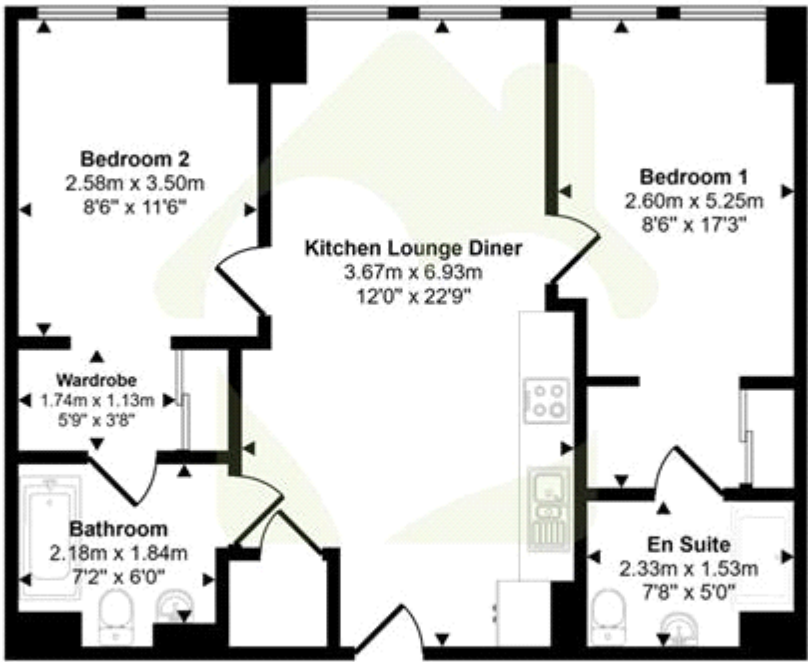
Council Tax Band: B (Salford City Council)
Tenure: Leasehold (999 years)
Ground Rent: £299 per year
Service Charge: £2,911.42 per year
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains







Approx Gross Internal Area
60 sq m / 646 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.