

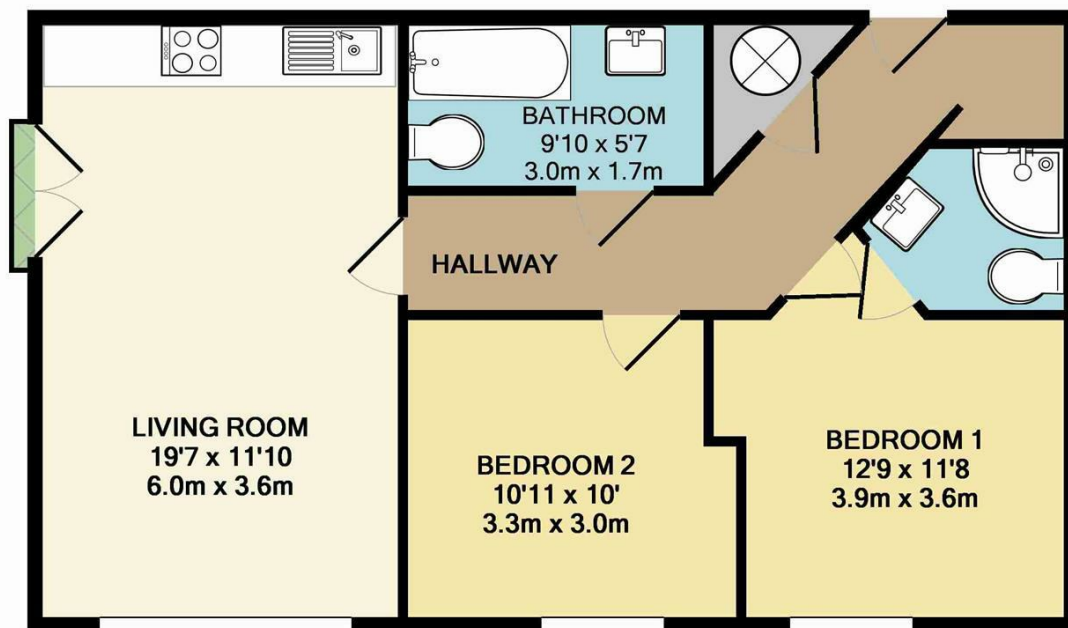


## 6 RILEY BUILDING DERWENT STREET SALFORD, M5 4TA

£1,150 PCM

A stunning two double bedroom apartment in the Riley Building located within a 15 minute walk to Manchester City Centre. The development is situated along the banks of the River Irwell and is equidistant between Salford Quays and Manchester City Centre. This first floor apartment briefly comprises: entrance hall, open plan lounge/dining area, fully integrated kitchen, two double bedrooms with an en-suite off the master bedroom and a further main luxury bathroom. It benefits from excellent transport links and access to the ring road and motorway. Fully furnished to a high standard. Available 27th January 2026

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TOTAL APPROX. FLOOR AREA 60.6 SQ.M. (652 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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