



# 1801 Rivergate House,

Ordsall Lane | | Salford | M5 4XQ

£1,800 PCM



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3 BED, FURNISHED WITH PARKING. A fantastic three bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 18th floor property, totalling 844 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room through to modern fully fitted kitchen, master bedroom with en suite shower room, two further double bedrooms and stylish bathroom with shower over bath. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / cinema room and residents' gym. Located just a stone's throw away from the city centre within easy reach of Spinningfields, Deansgate and conveniently positioned on the inner ring road allowing quick access to the motorway network. Photos show an identical property on another floor.

- THREE DOUBLE BEDROOMS
- 18TH FLOOR
- PARKING
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FURNISHED
- FITTED KITCHEN
- COMMUNAL GARDENS
- WILBURN BASIN DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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