



Irwell Building, Derwent Street, Salford.

Offers In Excess Of £175,000

**Ascend**  
Built on higher standards



## Iwell Building, Derwent Street, Salford.

Nestled in-between the River Iwell and the Manchester ship canal, these stunning apartments at Lowry Wharf blend a good splash of style with a natural homely comfort.

The spacious open-plan kitchen/lounge is light and airy, and the benefit of double two bedrooms. With fixtures and fittings of good quality, there really has been no stone left unturned whilst fitting this apartment out with all the features that one has come to expect from Manchester city centre apartments.

The location couldn't be more perfect either. Just a hop, skip & a jump from the Manchester world (and the surrounding area) is your oyster. The beating heart of Manchester is little but a 10-15 minute stroll with the likes of Deansgate Locks, Spinningfields, Salford Quays and Castlefield all on your doorstep. The Ring Road is easily accessible, as are the canal boats; if floating through the city is more your thing. We wouldn't recommend swimming though.

\*The pictures for this apartment are for marketing purposes only. Internal fixtures, fittings and furnishings may vary.

\*Mortgage Buyers - Due to the rate of Ground Rent, we recommend speaking to your chosen/preferred lender prior to arranging a viewing\*

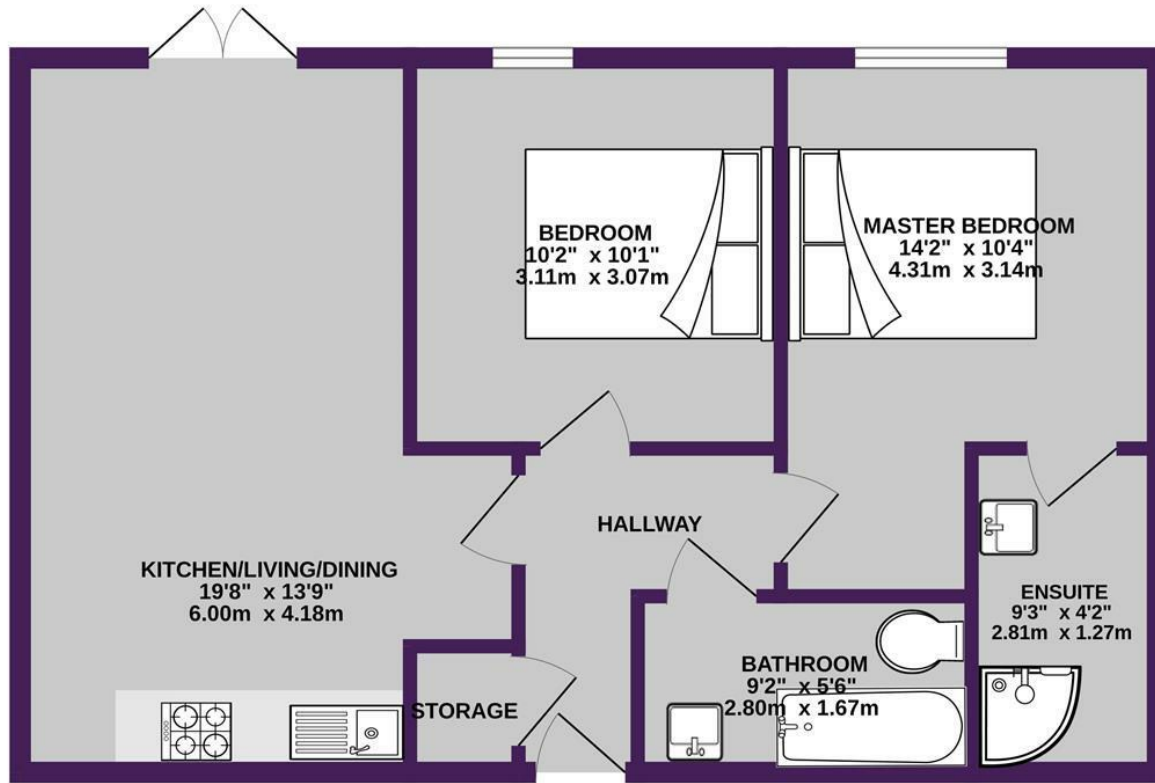
Leasehold - Provided by the seller.

Lease: 120 Years Left (Approx)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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