



Merchant's Wharf

APARTMENT B602

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# Project Overview

## Merchant's Wharf

Situated along the river Irwell, Merchant's Wharf is a contemporary mixed-use development nestled between Manchester city centre and the Salford Quays.

Each apartment and communal area has been completed to an exceptional standard, with a tenant-focused design that enhances the residential experience.

Residents will enjoy access to a variety of practical amenities including a gym, secure car park and reception with a dedicated concierge. Onsite commercial units and office spaces can also be found at Merchant's Wharf, creating a vibrant residential hub that is already a hit with working professional renters.

Completed in early 2024, Merchant's Wharf has been an outstanding addition to the local residential market. Combining exquisite apartment units with convenient facilities in a prime location, this development is the epitome of contemporary urban living.



## At a Glance



**Modern Development**



**Completed & Furnished**



**196 Residential Units**



**Salford - Manchester**



**Commercial & Office Spaces**



**Award-Winning Developer**



# Unit B602

## Apartment Features

This stunning two-bedroom apartment has been expertly crafted to meet the needs and preferences of contemporary city-based renters.

Showcasing an opulent interior finish, residents will enjoy an open-plan layout with a modern integrated kitchen and dining area.

Expansive floor-to-ceiling windows enhance the natural light entering the apartment, while premium fixtures, appliances and wood flooring provide an upmarket finish.



## Features



**Luxury Apartment**



**2 Bedrooms**



**2 Bathroom**



**Open Plan Living Area**



**Sleek Integrated Kitchen**



**Premium Furnishings**

# Organise a Visit

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## Thinking about visiting Merchant's Wharf?

You can now explore the fully furnished show apartment and communal areas, giving you a firsthand look at this exceptional residence.

A member of the RWinvest team will be happy to guide you through the property upon arrival and provide a step-by-step walkthrough of the investment process.



Click Play to View the Video  
You will be re-directed to [youtube.com](https://youtube.com)



# Investment Overview

## Apartment B602

|                       |          |
|-----------------------|----------|
| Original List Price:  | £354,950 |
| Back to Market Price: | £319,950 |
| Annual Rental Income: | £19,197  |
| Monthly Rent:         | £1,500   |

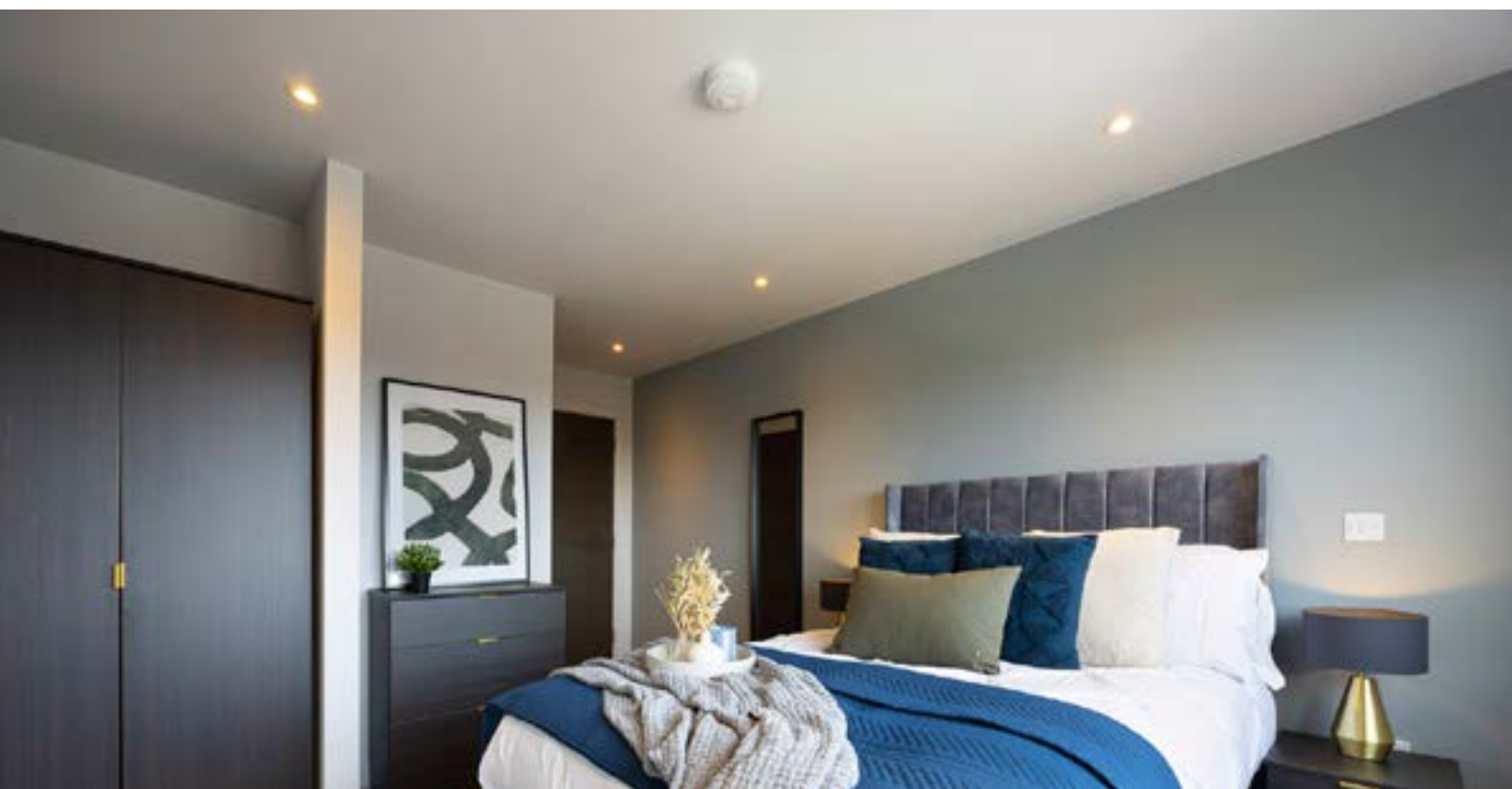
## Projected Fees

|                 |                           |
|-----------------|---------------------------|
| Service Charge: | £3.69 Per Ft <sup>2</sup> |
| Management Fee: | 8%                        |
| Ground Rent:    | Zero                      |

## Further Investment Details

|                         |           |
|-------------------------|-----------|
| Leasehold Term:         | 250 Years |
| Planning Approved:      | Q1 2018   |
| Construction Commenced: | Q2 2022   |
| Completed:              | Q4 2024   |







# Free Furniture Pack Included

The apartment comes with a luxury furniture pack providing a plush interior finish.

Not only does this add to the value of your investment property, but it speeds up the process of finding and placing a suitable tenant. As such, the apartment will be ready to welcome residents and start generating an immediate return on investment.



## The Furniture pack consist of the following items:



**1 x 3 Seater Sofa**



**Coffee Table**



**1 x Armchair**



**Orla Fabric Bed**



**Dining Table & Chairs**



**Keeler Bedroom Units**



**TV Unit**



**1 x 50" TV**



**Floor Lamp**



**1 x 42" TV**

# Apartment B602

## Layout



# Location

## Salford

Neighbouring Manchester city centre, Salford is home to over 12,765 businesses employing 137,000 people.

It is considered a powerhouse economy in the North West and one of the largest local business bases in Greater Manchester.

Having been the target of significant capital investment, the Salford Quays has emerged as one of the UK's standout regeneration success stories of recent years. Formerly an industrial area, it has been transformed into a vibrant cultural and economic hub, centred around the renowned MediaCity campus.



**137,000**  
Employees

**12,765**  
Businesses

**Key Investment & Regeneration Zone**



# MediaCityUK

## 6 Minute Drive



**£1bn Regeneration Project**



**New BBC & ITV Studios**



**Phase Two  
Expansion Imminent**

**MediaCityUK is the result of a £1 billion regeneration scheme that has transformed the Salford Quays.**

Following its development, MediaCity has established itself as an epicentre of broadcast production and is now home to some of the biggest names in the industry.

This cutting-edge campus offers state-of-the-art facilities including recording studios and film sets, providing world-class opportunities for the 18,920 students attending the neighbouring University of Salford.

A further £1 billion expansion of MediaCity is due to take place in the coming years, enhancing the capacity of this world-renowned complex.



# Manchester City Centre

## 10 Minute Drive

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**One of Europe's  
Fastest-Growing Cities**



**UK's 2nd Largest Creative,  
Digital & Tech Hub**



**80+ FTSE 100 Companies**

**In recent years, Manchester has been transformed into a global employment and investment hub.**

As such, it has attracted students, skilled professionals and businesses from across the world.

As the UK's second largest creative, digital and tech hub, Manchester city centre offers excellent employment opportunities and is home to over 80 of the FTSE 100 companies. Building on a period of continued growth, property values in Manchester and the wider North West are forecast to rise by over 28% by 2028.



To date, Legacie has launched  
28 developments and sold  
2,850 premium residential units.

With a completed portfolio now worth £475 million, the company has gone from strength to strength since its establishment and has been widely recognised for its work in the UK property sector.

**28**  
Developments Launched

**2,850**  
Units Sold

**£475m**  
Worth of Completed  
Properties

Investors from Over  
**50 Countries**



# RWinvest

EST. 2004

## Sales Agent

When we founded RWinvest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted properties that offer excellent growth prospects.

Our focus has always been on transparency, reliability and quality, bringing investors

together with the UK's best developers and management companies.

We only work with the best developers and management companies, carrying out the strictest due diligence in the industry when selecting partners to work with. All the developers and management companies are subject to background checks, questionnaires, comparable pricing and planning, feasibility studies and property title searches with the local authority.

**150+**  
Projects Launched

**6000+**  
Units Sold



**£1bn Gross**  
Development Value

**Multiple**  
Award Winners

# Award Winning Property Investment

RWinvest is an award-winning agent that has been recognised on multiple occasions for its pioneering and client-focused approach to property investment.

The hands-on approach of our dedicated teams, quality and location of top investment properties in the UK and innovative marketing techniques have all contributed to our UK-wide success.



**Best Luxury Real Estate  
Investment Company in  
the North West**

Luxury Lifestyle Awards 2024



Largest Property Investment Company  
UK 2024 & Best Property Investment  
Opportunities Platform UK 2024



# Client Testimonials

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## Excellent Team

"Excellent team right across the board. Very helpful and always happy to help with any queries. Replies were also always prompt. Adam was exceptionally brilliant. Guided us through the process from the get-go. Overall I have enjoyed the process and I would highly recommend them to anyone. Bravo guys!! Keep up the good work."

*Femi Abegunde*

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## Had a Really Positive Experience

"Had a really positive experience throughout the purchasing process. Saj introduced me to the scheme and clearly explained fully both the benefits and pitfalls. Adam supported me throughout the process and ensured I was assisted as and when required. Both of the guys provided an excellent service and reassurance when required. Highly recommend the team to other prospective buyers."

*Rob Ridout*

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## RWinvest Have Been Amazing

"I can honestly say they have put my mind at rest from day one answering all the questions I had, true professionals, I am not experienced in buying off-plan or for a rental income but I have to say the process has been smooth and I feel very relaxed, I can't wait now to see the end built! Thanks."

*Kelly Webber*

### Investing with RWinvest Again!

"This is the second time I've invested through RWinvest. As an offshore investor, I trust RWinvest to identify the right property, negotiate on my behalf and provide a true account and an honest opinion. The team at RW were friendly, replied to queries quickly and ensured that the transaction went through smoothly. Special thanks to Michael B for holding my hand (and passing the smelling salts) throughout the process."

*Ayesha Amilon*

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### Excellent service from initial contact...

"Excellent service from initial contact to exchange of contract it was seamless, couldn't be happier. Adam from RW-invest was excellent! He kept me updated on the process and was always professional and friendly. I felt that I was really being looked after. I would highly recommend RW if you are looking to expand your property portfolio - these guys know what they're doing!"

*David Bain*

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### We have just completed on our first investment...

"We have just completed our first investment property with RWinvest and I have to say the process was extremely easy and straightforward. The team are very friendly and easy to talk to. A special thanks to Chloe for always taking the time to reach out to us and make sure we were happy with everything and to answer any questions quickly that we had."

*Paula O'Connor*

**RWinvest**  
EST. 2004

**legacie**  
DEVELOPMENTS

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