



## Apartment 2.04 Wilburn Basin, Ordsall Lane, Salford, M5

### Asking Price £220,000



**\*\* INVESTORS ONLY \*\* TENANTED UNTIL MAY 2026 \*\* EWS1 FORM IN PLACE. MORTGAGE BUYERS WELCOME \*\*** Located on the second floor of a highly regarded development overlooking the River Irwell, this well maintained two bedroom apartment offers a stylish interior and Juliette balcony. Wilburn Basin boasts on site concierge service, cinema room and gymnasium for residents and is close to Castlefield, St Johns and Deansgate. It's positioned opposite Regent Road Retail Park and is walking distance to transport links. The spacious accommodation briefly comprises; entrance hallway with storage cupboard, large open plan living room with double doors opening to the balcony which overlooks the communal courtyard, Porcelanosa kitchen with integrated appliances, two double bedrooms, luxury bathroom suite and en suite shower room both with Villeroy & Boch fittings. EPC rating (B)

Lease: 250 years from 2016

- Second Floor Position
- 24 Hour Concierge Service
- Tenanted Until May 2026 @ £1300pcm
- Short Walk from Deansgate, St Johns & Spinningfields
- Popular Development Opposite Regent Road Retail Park
- Two Double Bedrooms
- Luxury Bathroom + En Suite Shower Room
- Residents' Only Gym & Media Room
- EWS1 Form In Place with B1 Rating
- EPC Rating B

