



Ordsall Lane | Salford | M5 4XQ

Asking Price £249,995

The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH WITH BALCONY. Welcome to Rivergate House, a remarkable two-bedroom apartment situated on the 12th floor of the prestigious Wilburn Basin development in Manchester. Spanning an impressive 688 square feet, this modern residence offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious entrance hall that leads into an open-plan living area, ideal for both relaxation and entertaining. The apartment features two well-proportioned bedrooms and two contemporary bathrooms, ensuring ample space for residents and guests alike.

Residents of Rivergate House enjoy a wealth of amenities, including a 24-hour concierge service, a fully equipped gym, a cinema room for leisurely evenings, and beautifully maintained communal gardens, providing a serene escape from the bustling city life.

The location is truly unbeatable, just a stone's throw from Manchester city centre, with easy access to the vibrant areas of Spinningfields and Deansgate. The property is conveniently positioned on the inner ring road, allowing for swift connections to the motorway network, making it an ideal choice for commuters.

Currently let at £1,290 per calendar month until March 2027, this apartment offers an attractive rental yield of 6.2%, making it a sound investment opportunity. Additionally, an EWS1 Form is in place, ensuring peace of mind for potential buyers.

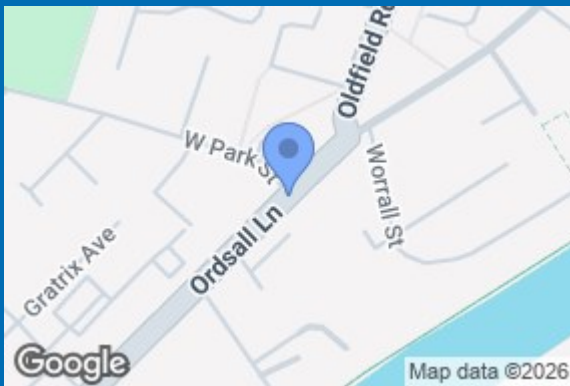
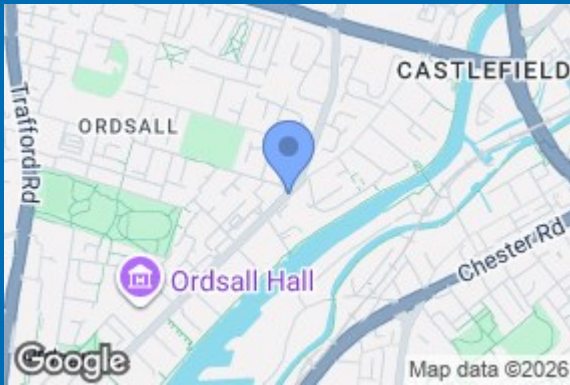
This apartment at Rivergate House is not just a home; it is a lifestyle choice, combining modern living with the vibrancy of city life. Do not miss the chance to make this exceptional property your own.



- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 12TH FLOOR
- BALCONY
- FITTED KITCHEN
- 24 HOUR CONCIERGE, RESIDENTS' GYM & CINEMA ROOM
- CURRENTLY LET FOR £1,290PCM UNTIL 20/3/27, ACHIEVING A RENTAL YIELD OF 6.2%
- COMMUNAL GARDENS
- WILBURN BASIN DEVELOPMENT







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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