



Ordsall Lane | Manchester | M5 4XQ

Offers In The Region Of



Ordsall Lane | Manchester | M5 4XQ Offers In The Region Of £174,950

ONE BEDROOM APARTMENT WITH BALCONY. Welcome to Rivergate House, an exceptional one-bedroom apartment located in the vibrant Wilburn Basin area of Salford. Situated on the 14th floor, this modern residence offers a delightful living space of 548 square feet, perfect for those seeking a stylish urban lifestyle.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads to an open-plan living area, ideal for both relaxation and entertaining. The property features a well-appointed bedroom and a contemporary bathroom, ensuring comfort and convenience. One of the standout features of this apartment is the charming balcony, where you can enjoy stunning views and fresh air.

Residents of Rivergate House benefit from a range of luxurious amenities, including a 24-hour concierge service, a fully equipped gym, a cinema room for movie nights, and beautifully maintained communal gardens. These facilities enhance the living experience, making it not just a home, but a community.

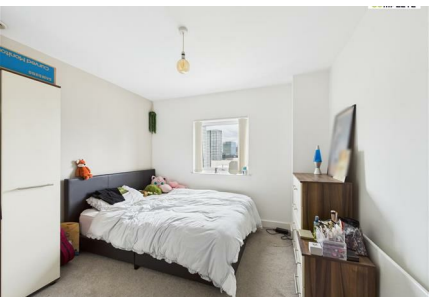
The location is truly unbeatable, being just a stone's throw from Manchester city centre. You will find yourself within easy reach of the bustling areas of Spinningfields and Deansgate, offering a plethora of shops, restaurants, and entertainment options. Additionally, the property is conveniently positioned on the inner ring road, providing quick access to the motorway network for those who travel frequently.

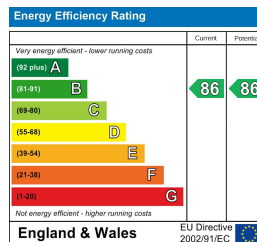
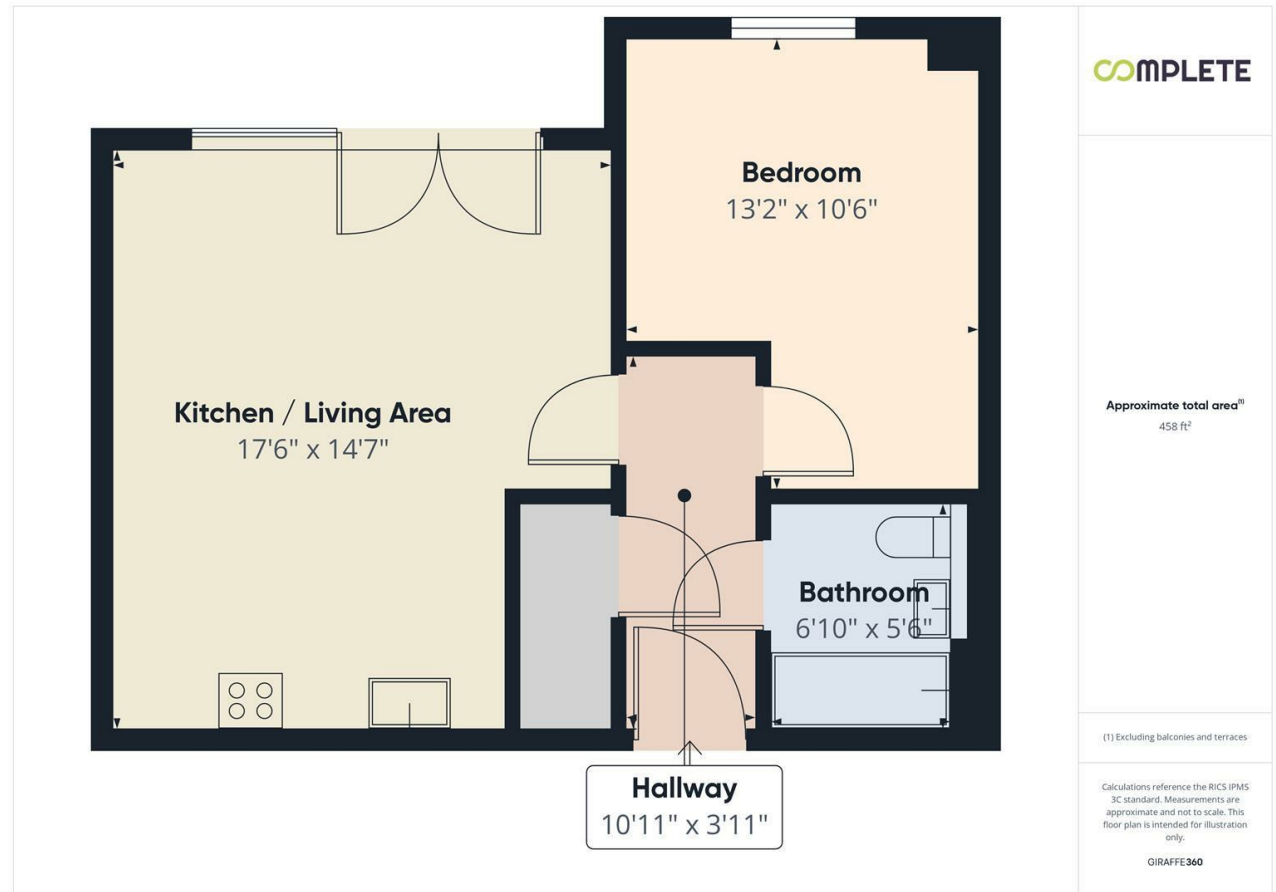
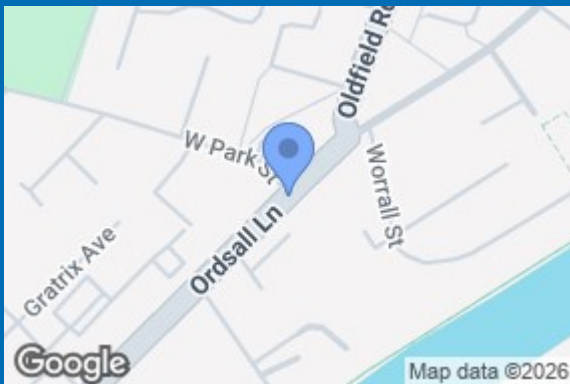
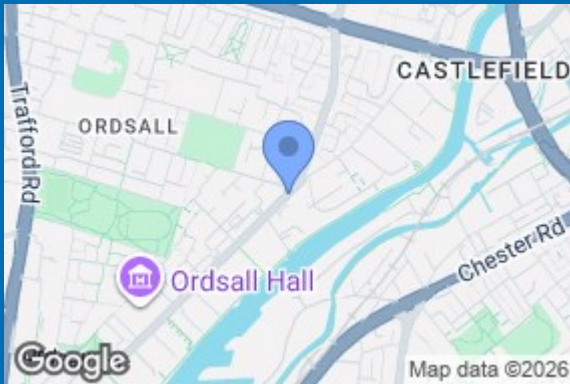
This apartment at Rivergate House is an ideal choice for professionals or couples looking for a modern living space in a prime location. Don't miss the opportunity to make this stunning property your new home.

Currently let for £975pcm, achieving a rental yield of 6.7%. EWS1 Form in place.

- ONE BEDROOM APARTMENT
- 14TH FLOOR
- FITTED KITCHEN
- COMMUNAL GARDENS
- CURRENTLY LET FOR £975PCM, ACHIEVING A RENTAL YIELD OF 6.7%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- LOCATED CLOSE TO CASTLEFIELD & SPINNINGFIELDS







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