



**1 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 1B1B Apartment | Bridgewater Gate | Salford M5|BWG37230



1



1



null



£146,000

Welcome to Bridgewater Gate, an exceptional one-bedroom apartment located at Bridgewater Gate, Salford. This modern property is part of a stylish new build development, comprising 53 fashionable apartments spread over six floors. With a generous living space of 46 square feet, this apartment offers an open-plan layout that maximises comfort and functionality.

Situated just off Ordsall Lane, Bridgewater Gate is ideally positioned for those seeking the vibrancy of city life while enjoying the tranquillity of enclosed green spaces. The property is conveniently located within a short distance from Manchester's bustling city centre and the renowned MediaCity UK, making it an attractive option for professionals and investors alike.

The apartment is located on the first floor, providing easy access to the building's amenities and stunning views over Greater Manchester and its picturesque canals. Commuters will appreciate the excellent transport links, with Combrook Metrolink just 0.3 miles away and Ordsall Lane bus stop a mere 0.2 miles from the property. Additionally, the city centre is only 0.9 miles away, and Deansgate station can be reached within a 15-minute walk.

This property is a cash buyer only and comes with a current rental income of £1,000 per calendar month until March 2025, making it a lucrative buy-to-let investment. The service charge is £1,600 per year, with a ground rent of £345 annually. The apartment is leasehold with 243 years remaining, and it boasts an EPC rating of







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**EPC Rating:**  
**Council Tax Band: C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONTACT**

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