



## **Berkeley Square, 319 - 321 Ordsall Lane, M5 3HP**

**£263 Per Week**

A modern one-bedroom apartment situated in the well-regarded 'Berkeley Square' development in Manchester.

The apartment comprises a bright open-plan living and dining area leading out to a large private terrace, contemporary fitted kitchen with integrated appliances, and a well-proportioned double bedroom. The bathroom is finished to a high standard with quality fittings throughout.

Residents at Berkeley Square benefit from access to landscaped communal areas and secure entry. The development is conveniently located for local amenities, public transport links, and offers easy access to Manchester city centre, MediaCityUK, and Salford Quays.

COMES FURNISHED

AVAILABLE FROM NOW

- 1 bedroom Apartment
- High-quality bathroom
- Close to city centre and MediaCityUK
- Modern fitted kitchen
- Secure development
- Available from now
- Open-plan living space
- Excellent transport links
- Private terrace



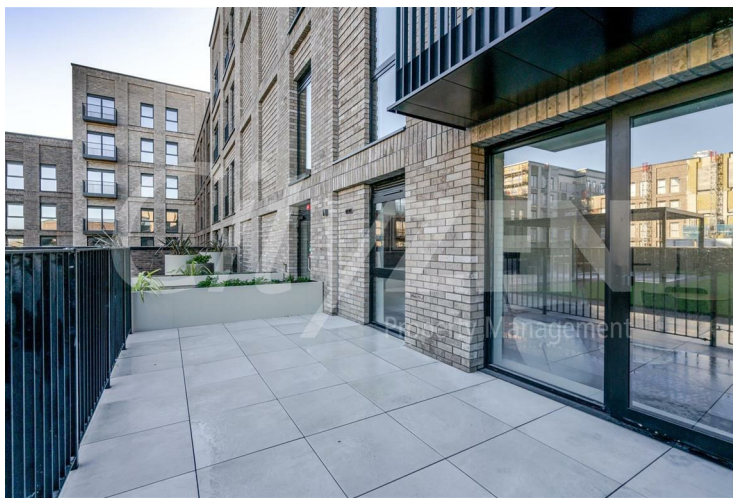
## Berkeley Square, 319 - 321 Ordsall Lane, M5 3HP



TERRACE



RECEPTION



TERRACE



RECEPTION



RESIDENTS ROOF GARDEN



KITCHEN



## Berkeley Square, 319 - 321 Ordsall Lane, M5 3HP



BATHROOM



RECEPTION



BEDROOM



RECEPTION



BEDROOM



BERKELEY SQUARE

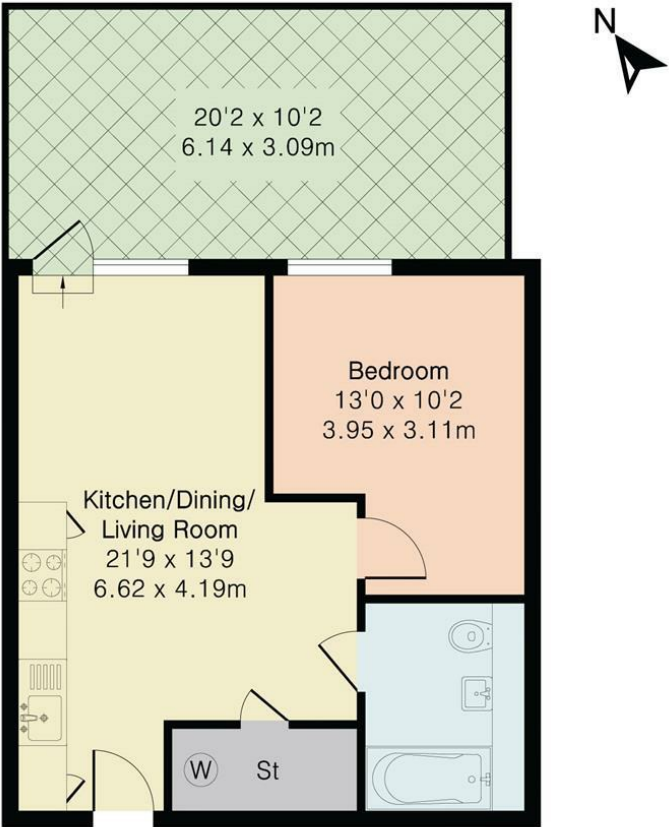
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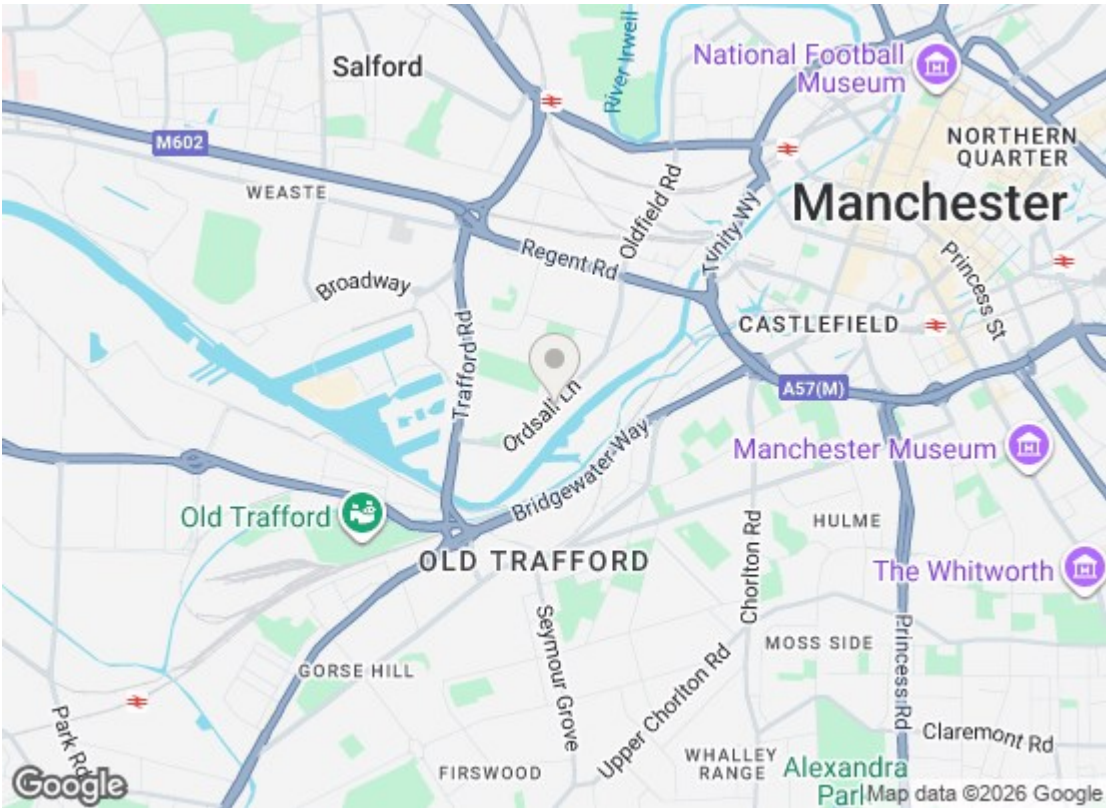
KITCHEN



W413 Berkeley Square, Ordsall lane, Salford, M5 3QF  
Approximate Gross Internal Area 446 sq ft - 41 sq m



Fourth Floor



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   | 82      | 82        |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.