



**1 Bed
Apartment
located in Worrall
Street**

Price £125,000



 **NPP**
RESIDENTIAL

Apartment 526
Bridgewater Point
Worrall Street
Salford
M5 4YB

Situated within the popular Bridgewater Point development, this well-presented 1-bedroom apartment presents an excellent opportunity for both investors and owner-occupiers.

Positioned on the 5th floor, the apartment is bright, well proportioned and thoughtfully designed throughout. The accommodation briefly comprises a welcoming entrance hallway leading to a spacious open-plan living and dining area, which connects to a modern fully fitted kitchen with integrated appliances. The property also benefits from a generous double bedroom and a contemporary shower room finished to a good standard.

Residents of Bridgewater Point enjoy access to attractive communal gardens as well as a fantastic roof terrace offering impressive views across the Manchester skyline.

The development is ideally located just off Regent Road, placing Manchester City Centre within easy walking distance while also providing excellent access to Salford Quays and MediaCityUK. Regent Road Retail Park is only a short walk away and offers a wide range of amenities including Sainsbury's, TK Maxx, Boots, JD Sports and several cafés and restaurants, making everyday shopping extremely convenient.

The location also benefits from superb transport links, with easy access to the M602 and wider motorway network, as well as regular bus routes into the city centre and surrounding areas.

The property is currently tenanted and achieving an impressive 9.12% rental yield, presenting a strong investment opportunity, while also offering an excellent option for owner-occupiers seeking a well-located apartment close to the city.

EWS1 rating confirmed as B2, with remedial works required

The building is eligible for full funding under the Cladding Safety Scheme (CSS)



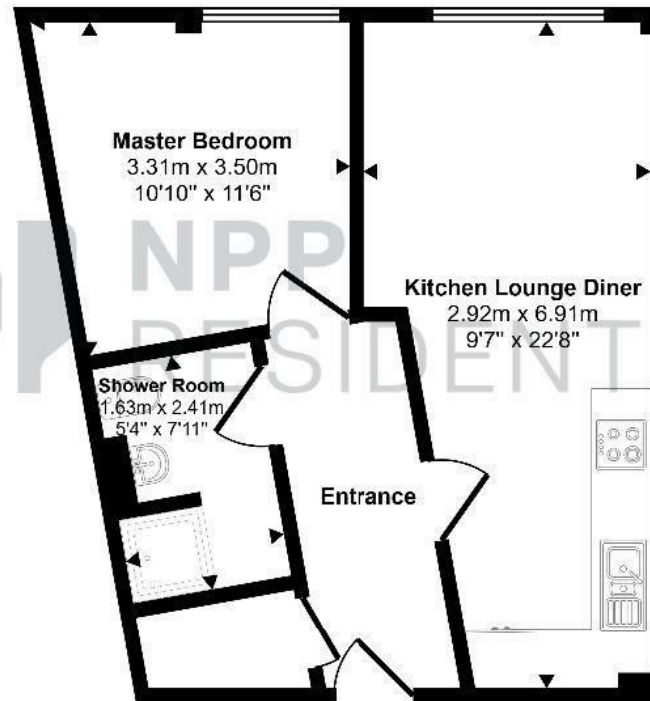




Apartment 526 Bridgewater Point, Worrall Street, Salford, M5 4YB



Approx Gross Internal Area
40 sq m / 426 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

CONTACT

22 Lloyd Street
Manchester
M2 5WA

E: info@nppresidential.co.uk
T: 0161 639 0059
<https://nppresidential.co.uk/>

EPC Rating:
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		