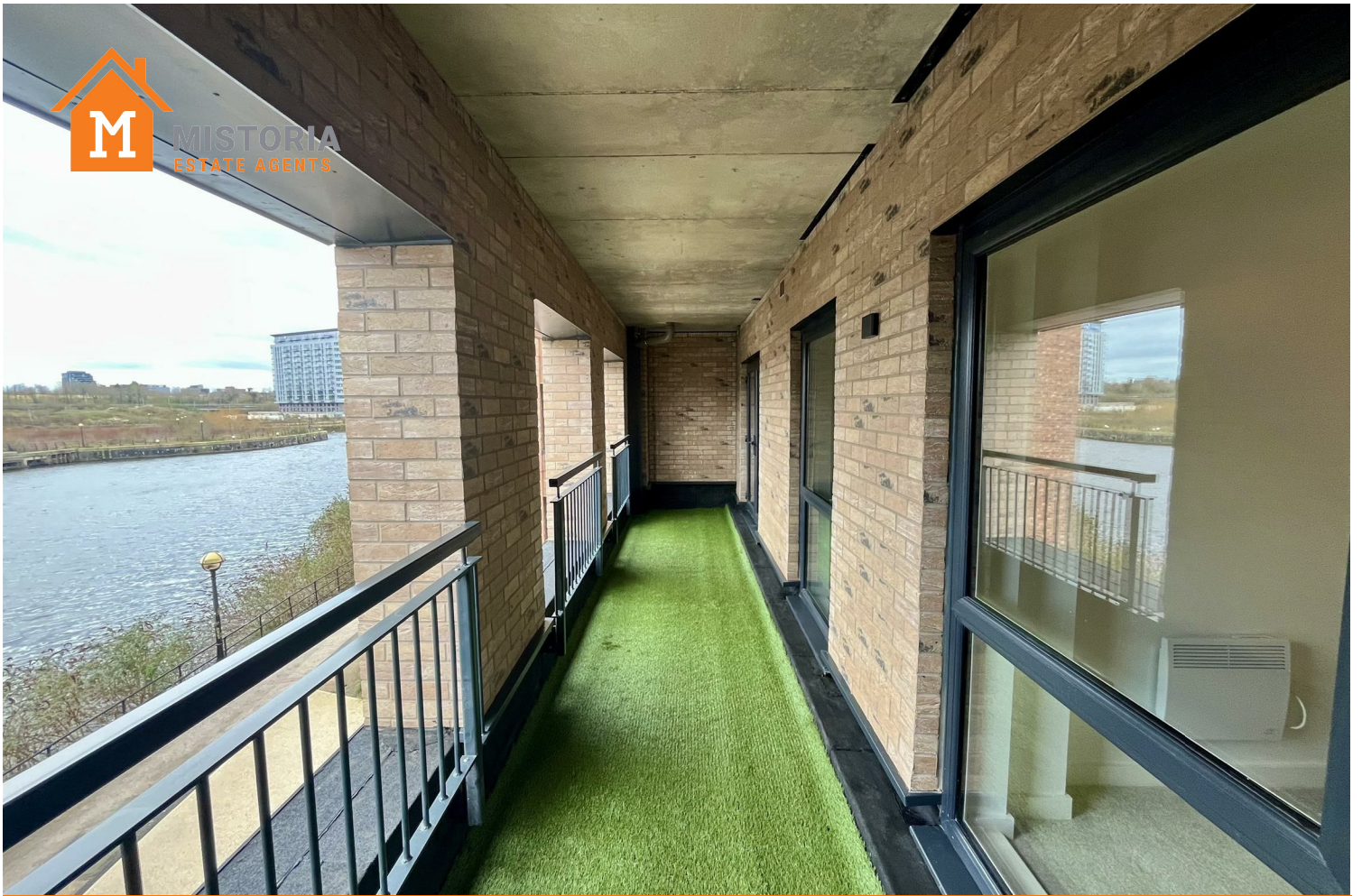




MISTORIA  
ESTATE AGENTS



## Apt 186 Bridgewater Wharf Manchester

£249,000

Leasehold

MODERN TWO BEDROOM APARTMENT  
CLOSE TO MANCHESTER CITY CENTER  
VACANT POSSESSION  
AVAILABLE NOW

Welcome to this exceptional property located in the heart of Ordsall, Salford. This brand new development offers a splendid opportunity for those seeking a modern Apartment in a prime investment location. The development is ideally situated close to the city centre, ensuring that you are never far from the vibrant life and amenities that Manchester has to offer.

One of the standout features of this property is the stunning views from the balcony, providing a perfect spot to relax and enjoy the surrounding scenery. The design of the house reflects contemporary

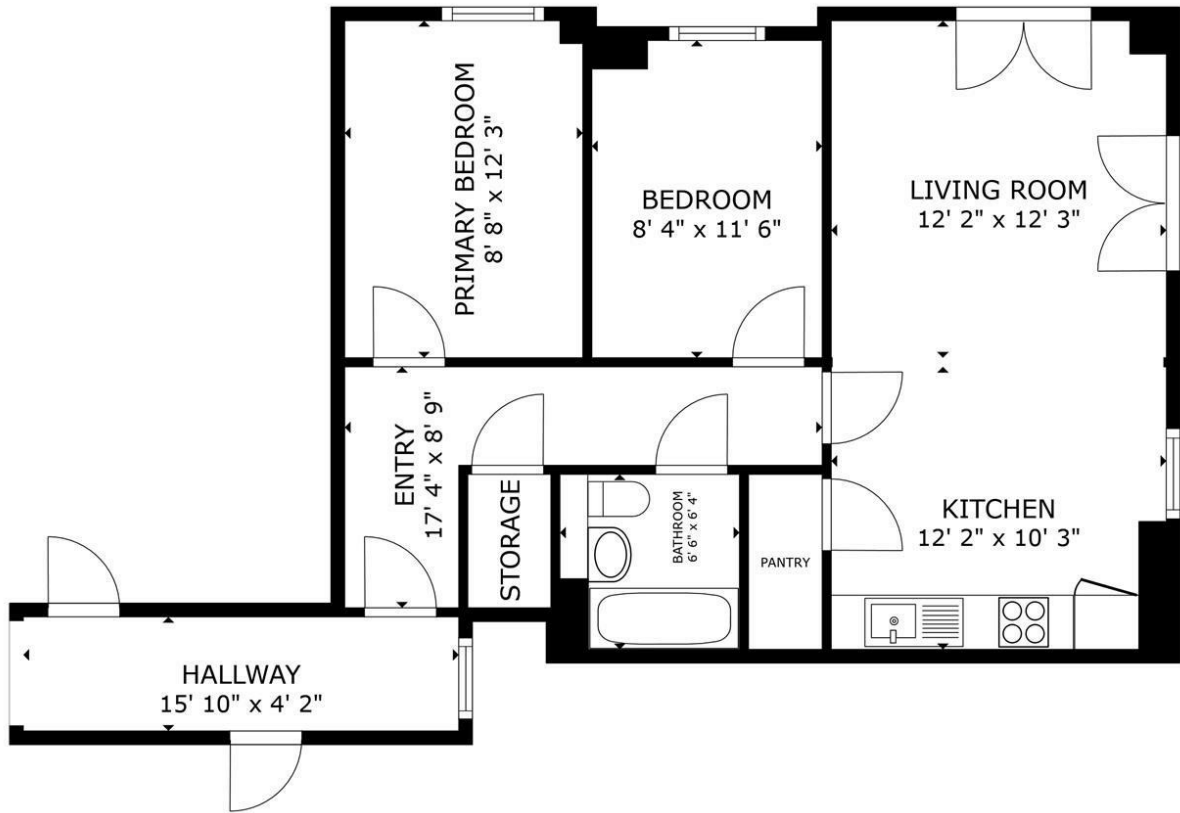


• MODERN CITY APARTMENT • WATERFRONT FACING WINTER GARDEN BALCONY • TWO BEDROOMS



• GREAT FIRST HOME • INVESTMENT POTENTIAL • AVAILABLE NOW • PARKING





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 731 sq.ft.  
TOTAL : 731 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

