



860 40, The Bridge Dearmans Place  
, Salford, M3 5EW

**Offers in excess of £245,000**





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, Salford, M3 5EW

Modern Two-Bedroom Riverside Apartment with Balcony – Manchester City Centre

This stylish two-bedroom apartment offers contemporary city living on the 8th floor of a prestigious riverside development next to the Lowry Hotel. Boasting panoramic views of the River Irwell from its private balcony, this property is perfect for professionals, investors, or first-time buyers seeking a central location.

The apartment features a bright open-plan lounge, dining, and kitchen area with a high-spec fitted kitchen, integrated appliances, and breakfast bar. Both bedrooms are generous doubles, complemented by a modern bathroom. Additional benefits include secure parking, video entry, double glazing, electric heating, and lift access.

### Key Features:

Modern 8th-floor apartment (approx. 776 sq ft)

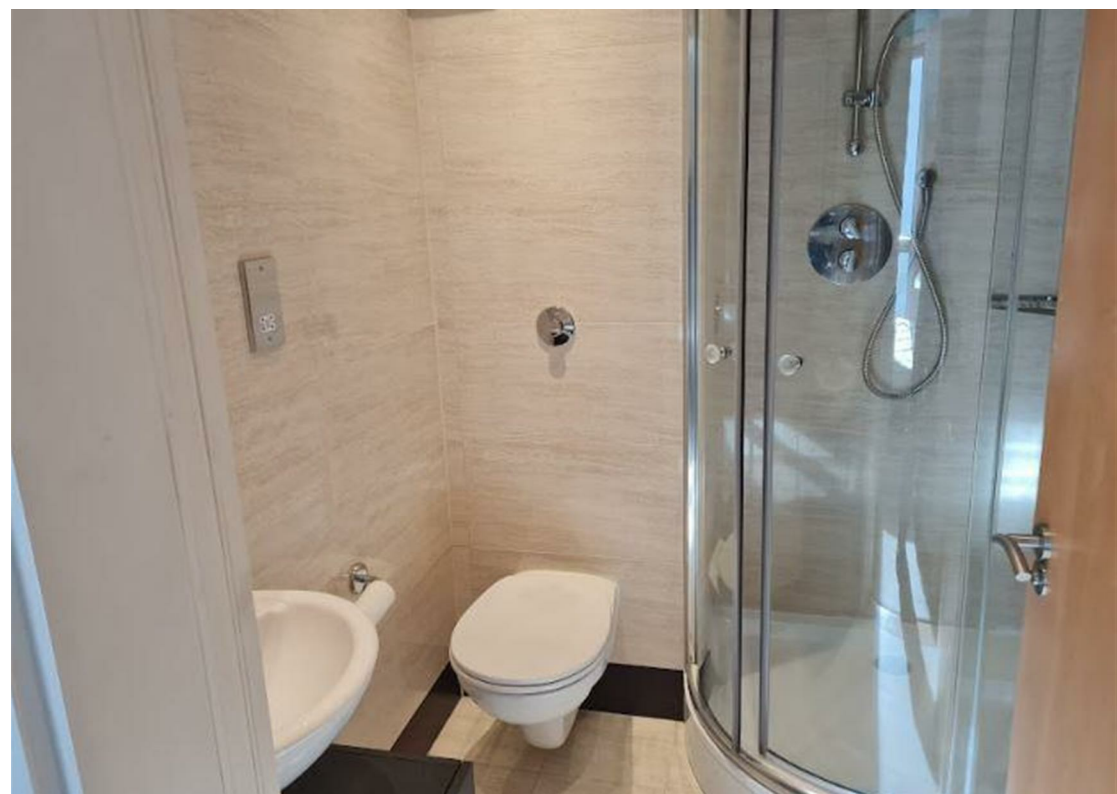
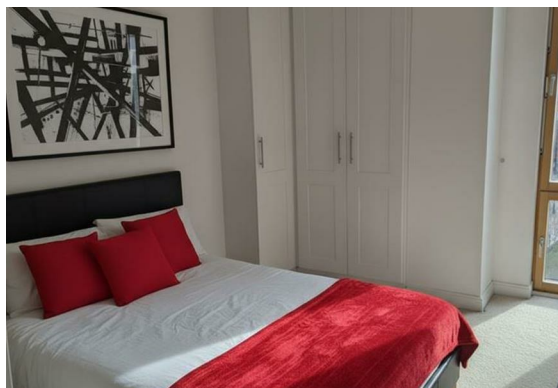
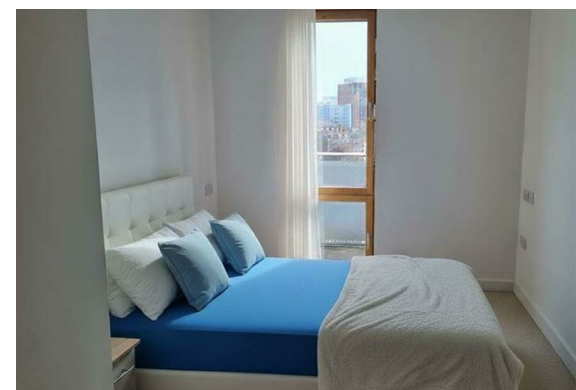
Two double bedrooms

Open-plan lounge, dining, and kitchen with high-spec kitchen & breakfast bar

Private balcony with stunning River Irwell views

Secure designated parking space

Video entry system for added security







Double glazing & electric heating

Lift access to all floors

Awaiting EWS1 certificate – remedial works fully funded by Persimmon Homes (suitable for mortgage and cash buyers)

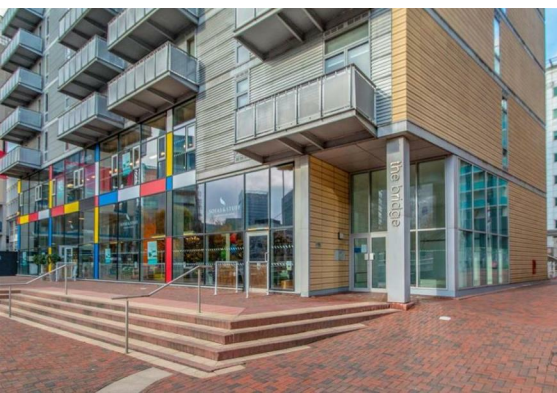
Additional Information:

Ground Rent: £16.67/month

Service Charge: £232/month

Council Tax: Band D

Location: Ideally positioned in Manchester city centre, close to transport links, bars, restaurants, and cultural attractions, offering the perfect blend of riverside living and urban convenience.



Floor Plan



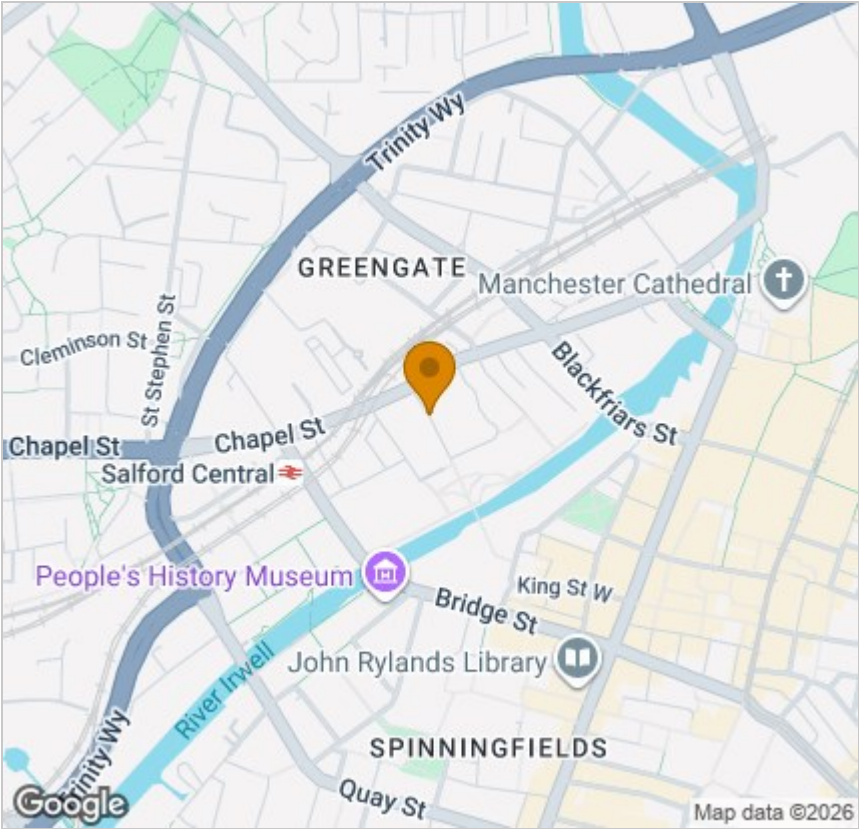
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

