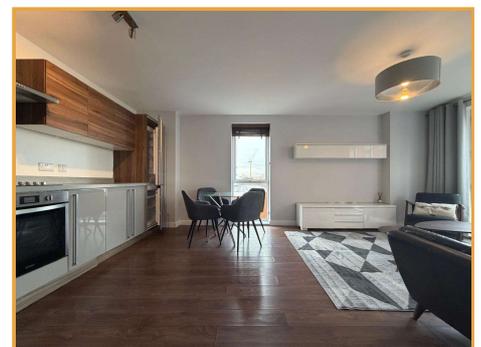




The Riley Building, Lowry Wharf, Derwent Street, Salford, M5 4TA

- Three Bedroom Apartment
- Spacious Open Plan Living Area With Juliette Balcony
- Three Double Bedrooms (master with ensuite)
- Fully Fitted Kitchen With Integral Appliances
- Two Bathrooms Including En-suite Bathroom To Master Bedroom
- One Allocated Parking Space

Price £245,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb three bedroom, two bathroom apartment, with car parking, located in the Riley Building, Lowry Wharf. The property briefly comprises; spacious open plan living area with floor to ceiling windows, Juliet style balcony, fitted kitchen with integral appliances (including dishwasher), fully tiled family bathroom with shower over bath, fully tiled en-suite bathroom to the master bedroom and separate utility cupboard with washing machine. The property also comes with one allocated parking space. Lowry Wharf also boasts an onsite concierge and is located within walking distance of the City Centre and Salford Quays. Cornbrook Metrolink station is a stones through away and there is easy access to the M602 / M60 / M61 / A5103 and M56. Regent Road retail park is also just 5 minutes` walk away offering great local amenities. NO CHAIN.

The property also makes a great investment opportunity, current occupied on a rolling AST, current rental valuation is £1795 pcm

Satisfactory EWS1 in place.

Satisfactory EICR valid until June 2026

Building Service Charge: £2,218.16 per year

Building Insurance: £1,458.87 per year for the period of 25/03/2025 - 24/03/2026

Ground Rent: £456.82 per annum

Leasehold years remaining: 239

Building Management Agents are Zenith

Council Tax Band B - £1,721.63 - Salford City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Living Room 19'11" (6.07m) x 15'10" (4.83m)

Laminate Floor, floor to ceiling windows, tv/sat points, upvc windows, juliette balcony

Kitchen

fitted cabinets, cooker hood, electric hob, integrated fridge freezer

Bedroom 1 14'7" (4.45m) x 9'0" (2.74m)

Laminate Floor, floor to ceiling windows, tv/sat points, upvc windows,

Bedroom 2 10'0" (3.05m) x 10'9" (3.28m)

Laminate Floor, floor to ceiling windows, tv/sat points, upvc windows

Bedroom 3 10'0" (3.05m) x 10'9" (3.28m)

Laminate Floor, floor to ceiling windows, tv/sat points, upvc windows, juliette balcony

Master Bathroom 5'1" (1.55m) x 7'11" (2.41m)

3 piece bathroom suite, shower over bath, fully tiled

En Suite Bathroom 5'1" (1.55m) x 9'0" (2.74m)

double shower cubicle, fully tiled, basin, toilet

Ground rent

£457

Service Charge

£2,218 per year

Building Insurance

£1,458.87 per year for the period of 25/03/2025 - 24/03/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		84
(69-80) C	72	
(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 	

Ground Floor



Total area: approx. 71.9 sq. metres (773.4 sq. feet)

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Apartment 42 , The Riley Building