



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain, C & R City are delighted to present this immaculately finished, brand-new two-bedroom apartment situated within the highly desirable Bridgewater Wharf development on Ordsall Lane, Salford, M5. The apartment boasts a welcoming entrance hallway providing access to all rooms, a bright and spacious open-plan living area with a contemporary fully fitted kitchen, two generous double bedrooms, and a stylish three-piece bathroom suite. Further enhancing the living space is an impressive full-width private balcony, ideal for relaxing or entertaining. Residents also benefit from exclusive on-site amenities, including a fully equipped gymnasium, residents' lounge, and secure cycle storage.

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Ideally located, Bridgewater Wharf is within close proximity to Manchester City Centre and Salford Quays, offering excellent transport links and easy access to a wide range of shops, bars, and restaurants.

Early viewing is highly recommended.

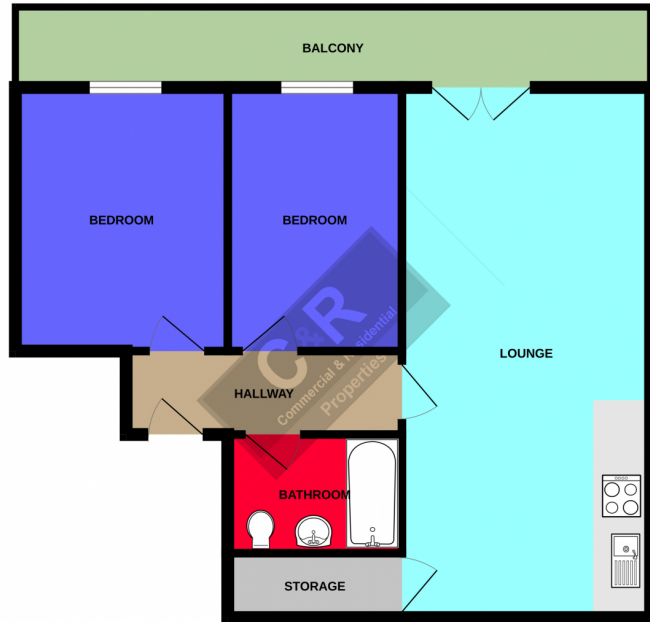
Additional information

Lease: 250 year lease from build. Ground Rent: £295 per annum. Service Charge: tbc

Agents notes

Agents Notes NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

SECOND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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