



Ordsall Lane | Manchester | M5 4XQ

Offers In The Region Of

The
**GOOD
ESTATE**
AGENCY

Ordsall Lane |
Manchester | M5 4XQ
Offers In The Region Of £174,950

1 BEDROOM APARTMENT WITH BALCONY. A fantastic one bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 14th floor property, totalling 458 sq ft, briefly comprises: entrance hall, storage cupboard, open plan living & dining room through to fitted kitchen and balcony, double bedroom and bathroom with shower over bath. Further benefits include 24 hour concierge, residents' gym, cinema room and communal gardens. Located just a stone's throw away from the city centre within easy reach of Spinningfields, Deansgate and conveniently positioned on the inner ring road allowing quick access to the motorway network. Currently let for £975pcm, achieving a rental yield of 6.69%. EWS1 Form in place.



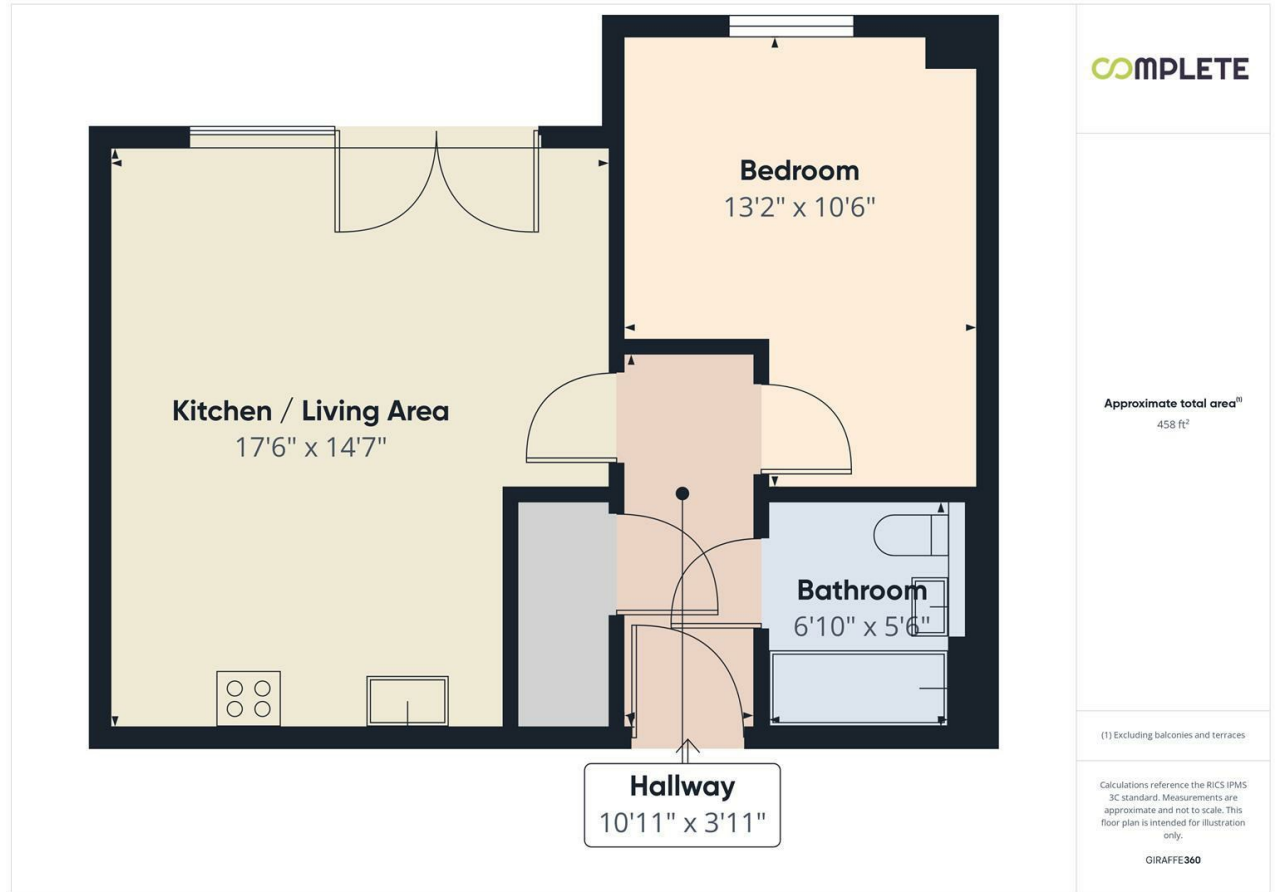
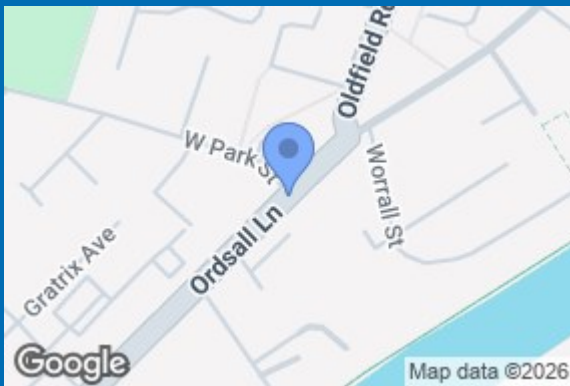
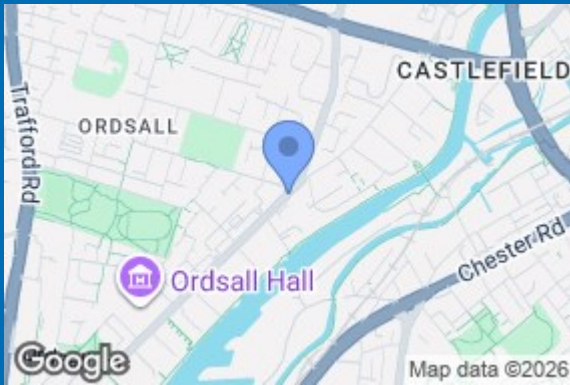
- ONE BEDROOM APARTMENT
- 14TH FLOOR
- FITTED KITCHEN
- COMMUNAL GARDENS
- CURRENTLY LET FOR £975PCM UNTIL 9/9/26, ACHIEVING A RENTAL YIELD OF 5.9%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- LOCATED CLOSE TO CASTLEFIELD & SPINNINGFIELDS





COMPLETE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		86	86
(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	

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