



Ordsall Lane | Salford | M5 4XQ

Asking Price £260,000

The
**GOOD
ESTATE**
AGENCY

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Asking Price £260,000

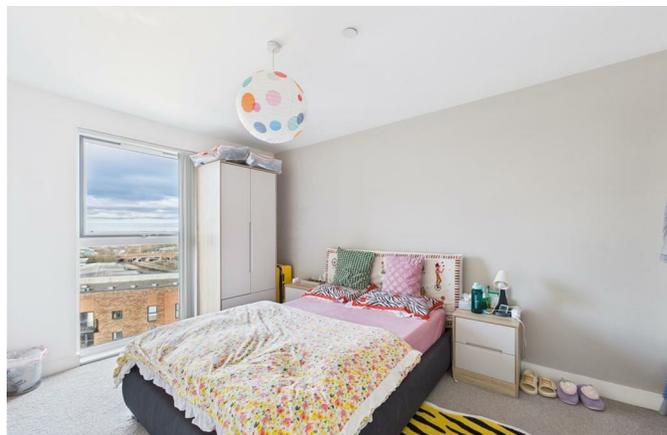
2 BED, 2 BATH APARTMENT WITH BALCONY. Welcome to Rivergate House, a splendid apartment located in the vibrant Wilburn Basin. This modern residence boasts a generous 688 square feet of living space, featuring two well-proportioned double bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking comfort and convenience.

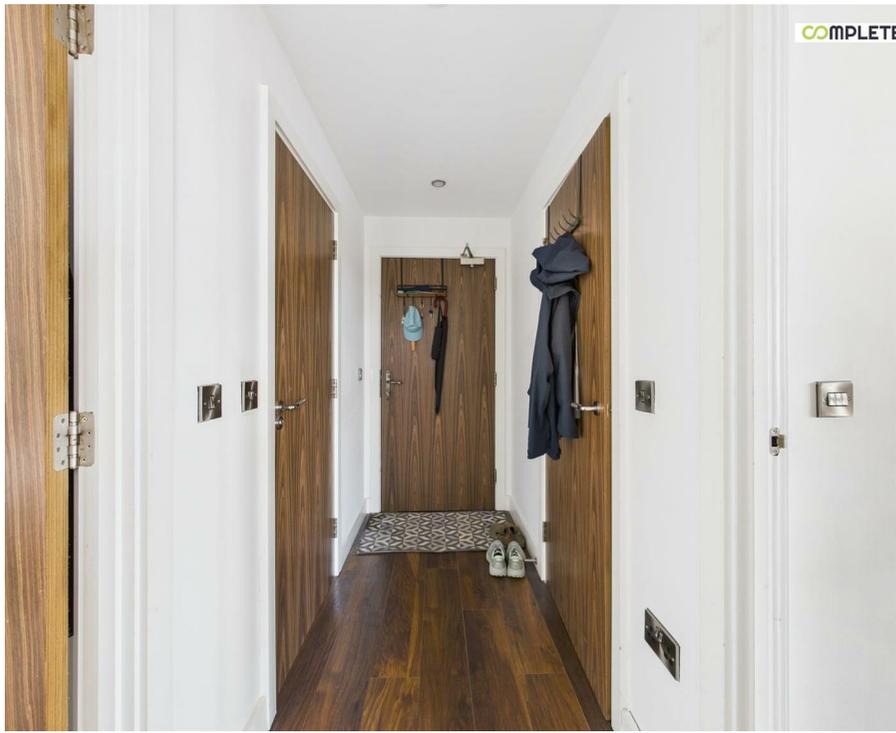
Upon entering, you will be greeted by a spacious living area that offers a perfect setting for relaxation and entertaining. The apartment is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

Residents of Rivergate House benefit from an array of exceptional amenities, including a 24-hour concierge service, ensuring your needs are met at any hour. The communal gardens provide a tranquil escape from the hustle and bustle of city life, while the residents' gym and cinema room offer fantastic opportunities for leisure and recreation.

Situated within the inner ring road, this property enjoys a prime location close to the trendy areas of Castlefield and Spinningfields, as well as the bustling Manchester city centre. This makes it not only a desirable home but also a strategic investment, currently let for £1,350 per calendar month until 9th April 2027 (with a break clause), achieving a rental yield of 6.2%. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- FULLY FITTED KITCHEN
- BALCONY
- RESIDENTS' GYM & CINEMA ROOM
- COMMUNAL GARDENS
- BATHROOM & EN SUITE
- 13TH FLOOR
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,350PCM UNTIL 9/4/27 (WITH A BREAK CLAUSE), ACHIEVING A RENTAL YIELD OF 6.2%
- INNER RING ROAD LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		81	81
(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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