



Ordsall Lane | Manchester | M5 4XQ

Asking Price £260,000

The
**GOOD
ESTATE**
AGENCY

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TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY. Welcome to Rivergate House, an exceptional two-bedroom apartment located in the vibrant Wilburn Basin area of Salford. Perched on the 19th floor, this modern residence offers breathtaking views and a contemporary lifestyle, making it an ideal choice for both first-time buyers and investors alike.

As you enter the apartment, you are greeted by a welcoming hallway that features a convenient storage area. The spacious open-plan living and dining room seamlessly connects to a fully fitted modern kitchen, creating a perfect space for entertaining or relaxing. From here, you can step out onto your private balcony, where you can enjoy the fresh air and stunning vistas.

The master bedroom is a true retreat, complete with an en suite shower room for added privacy and convenience. The second double bedroom is generously sized, making it perfect for guests or as a home office. A stylish bathroom, featuring a shower over the bath, completes this well-appointed apartment.

Residents of Rivergate House benefit from a range of amenities, including a 24-hour on-site concierge service, beautifully landscaped communal gardens, and a media/cinema room, providing a luxurious living experience.

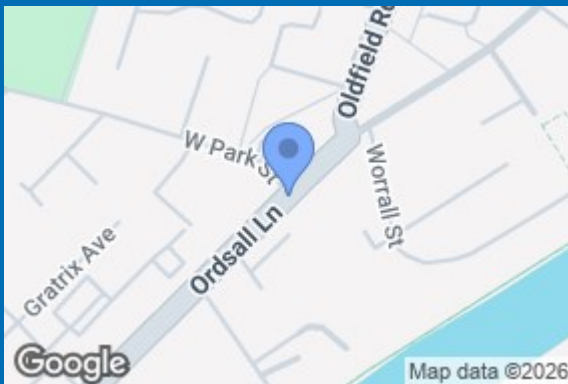
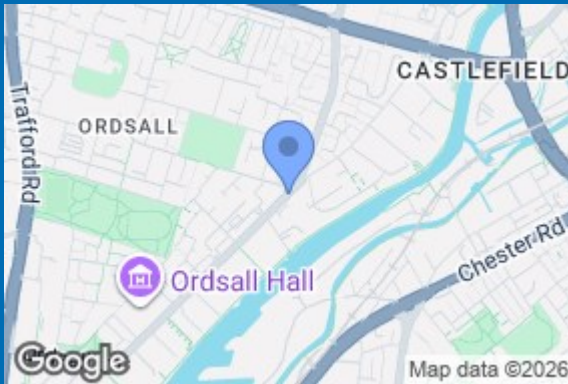
Situated just a stone's throw from the city centre, this property offers easy access to the bustling areas of Spinningfields and Deansgate. Its prime location on the inner ring road ensures quick connections to the motorway network, making commuting a breeze.

Most recently let for £1,300 per calendar month (now vacant), this apartment presents an excellent investment opportunity. An EWS1 form is in place, providing peace of mind for potential buyers. Don't miss the chance to make this stunning apartment your new home or investment in the heart of Salford.

- TWO BEDROOM APARTMENT
- EXCELLENT VIEWS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FULLY FITTED KITCHEN
- RESIDENTS' GYM & CINEMA / MEDIA ROOM
- 19TH FLOOR
- BALCONY
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS







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