



Ordsall Lane | Salford | M5 4XQ

Asking Price £249,995

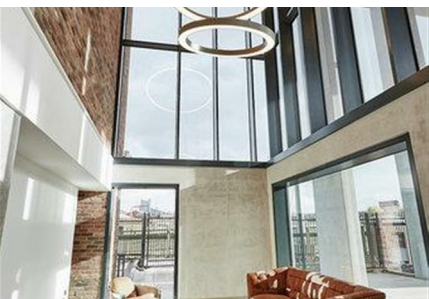
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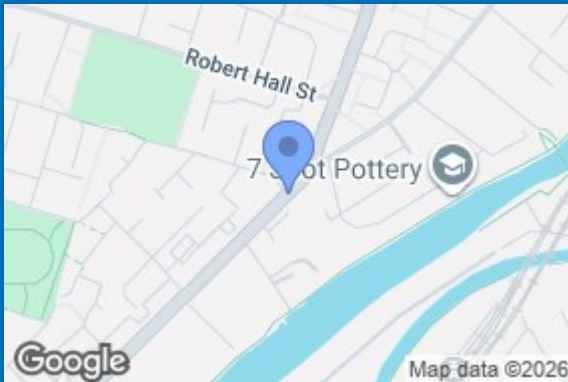
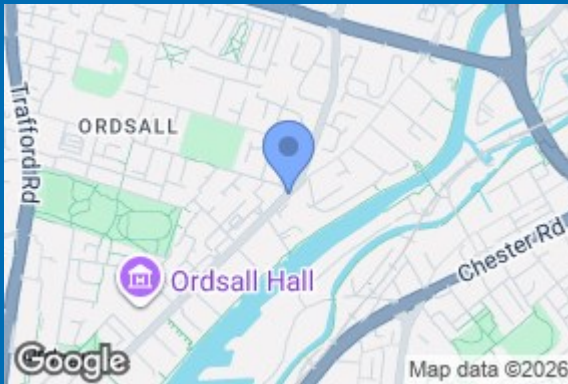
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2 BEDROOM, 2 BATHROOM APARTMENT. A fantastic two bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 12th floor property, totalling 688 sq ft, comprises; entrance hall, open plan living & dining room through to fitted kitchen and Juliet balcony, master bedroom with en suite shower room, second double bedroom and house 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 £1,290pcm until 20/3/26, achieving a rental yield of 6.2%. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- RESIDENTS' GYM & CINEMA ROOM
- BALCONY
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS
- BATHROOM & EN SUITE
- 12TH FLOOR
- FITTED KITCHEN
- CURRENTLY LET FOR £1,290PCM UNTIL 20/3/26, ACHIEVING A RENTAL YIELD OF 6.2%
- WILBURN BASIN DEVELOPMENT







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