



## Apartment 19.02 Wilburn Basin, Salford, M5 4XQ

**£255,000**



**\*\* NO ONWARD CHAIN \*\* EWS1 FORM WITH B1 RATING \*\*** This superb two bedroom apartment is perched on the nineteenth floor of a highly regarded development overlooking the River Irwell and offers incredible far reaching views from its west facing balcony. Rivergate House forms part of Wilburn Basin which boasts a 24 hour concierge service, communal gardens, residents only gym and a cinema room. It's well positioned close transport links and is a short walk from, Middlewood Locks, Deansgate and Spinningfields. The corner aspect apartment is beautifully presented with luxury accommodation comprising; entrance hall, open plan living room with double doors leading to the outside space, modern fitted kitchen with integrated appliances, two double bedrooms, three piece bathroom suite, en suite shower room and spacious storage cupboard. EPC Rating (C)

Lease: 250 years from 2016  
Annual ground rent: £300  
Annual service charge: £1,980.00  
Management company: Zenith

- IMPRESSIVE VIEWS ACROSS MANCHESTER & SALFORD
- BATHROOM + EN SUITE SHOWER ROOM
- 24 HOUR CONCIERGE SERVICE
- WALKING DISTANCE TO MIDDLEWOOD LOCKS, DEANSGATE & SPINNINGFIELDS
- EWS1 FORM IN PLACE - MORTGAGE BUYERS WELCOME
- NINETEENTH FLOOR POSITION
- NO ONWARD CHAIN
- RESIDENTS ONLY GYM AND CINEMA ROOM
- TWO SPACIOUS DOUBLE BEDROOMS
- OPPOSITE REGENT ROAD RETAIL PARK & CLOSE TO TRANSPORT LINKS

