



RESIDE  
MANCHESTER



Embankment Exchange, 96 Greengate  
Salford, Manchester, M3 7JF

**Asking Price £320,000**



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# Embankment Exchange 96 Greengate

Salford, Manchester, M3 7JF

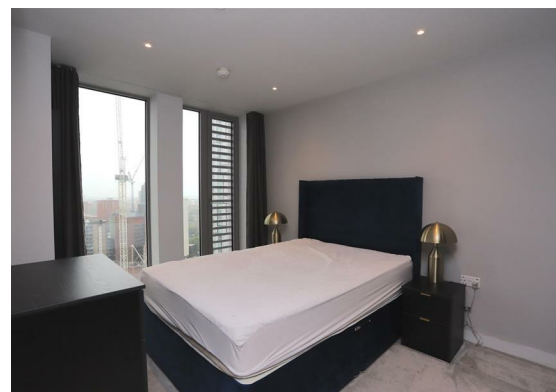
Experience luxury city living in this beautifully presented two-bedroom apartment, set within one of Greengate's most sought-after new developments. Finished to an exceptional standard, the apartment boasts elegant wooden flooring throughout the spacious open-plan living area, plush carpeted bedrooms for added comfort, and a contemporary designer kitchen complete with integrated Beko appliances, including a washer dryer, fridge freezer, oven, and microwave.

Residents benefit from an outstanding collection of premium amenities, including a state-of-the-art gym, luxury spa, indoor swimming pool, stylish residents' lounge, landscaped outdoor terrace, and a 24-hour concierge service, delivering convenience and exclusivity at every turn.

Perfectly positioned in the heart of Greengate, this vibrant location offers easy access to Manchester city centre, with a wealth of shops, restaurants, bars, and transport links just moments away.

This property is being offered chain free! Call the sales team on 0161 837 2840 to arrange a viewing.





### The Tour

Situated on the 21st floor, this stunning two-bedroom apartment enjoys breathtaking views across the city skyline. Upon entering, you are welcomed into a bright and spacious entrance hallway, which benefits from a useful storage cupboard, ideal for keeping everyday essentials neatly tucked away. The hallway leads through to the impressive open-plan living area, featuring elegant wooden flooring and floor-to-ceiling windows that make the most of the spectacular outlook. The contemporary kitchen is finished to a high standard and comes fully equipped with integrated Beko appliances, including a washer dryer, fridge freezer, oven, and microwave.

Leading off the living space are two well-proportioned bedrooms, both finished with soft carpeting for added comfort. The principal bedroom benefits from a stylish fully tiled en-suite shower room, while the main bathroom is also fully tiled and features a bath with a shower overhead, offering both practicality and comfort.

### The Area

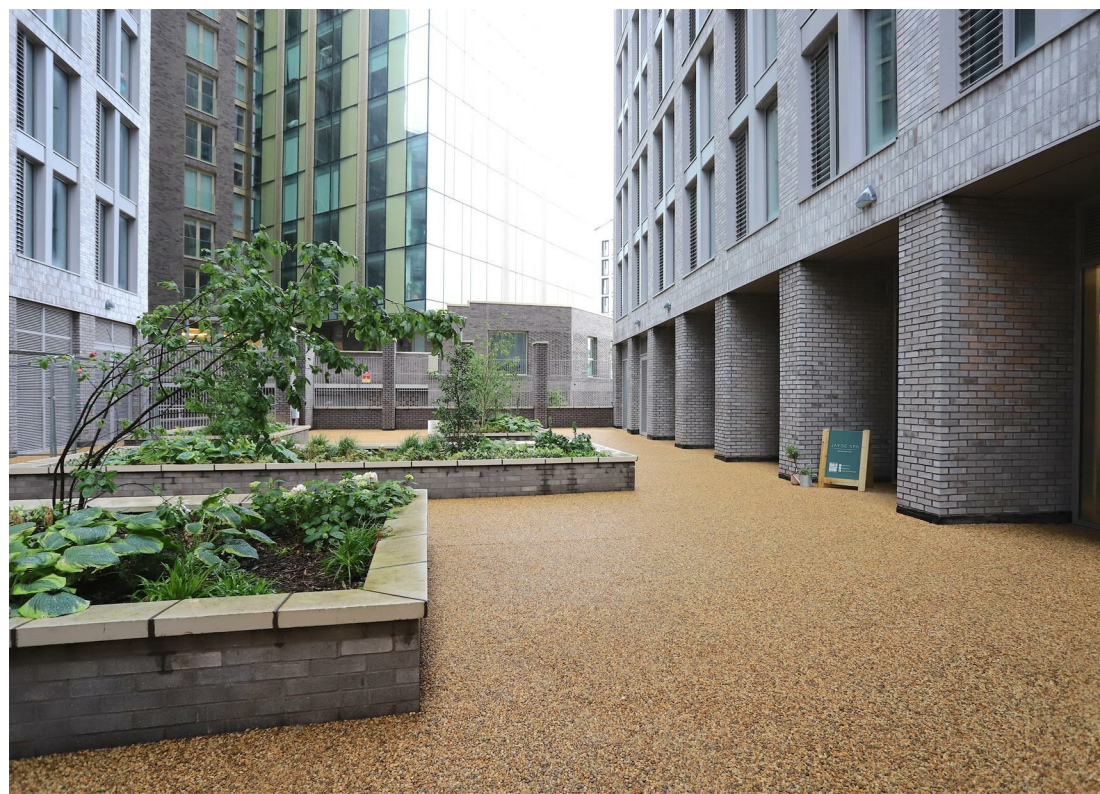
Embankment Exchange is located in Greengate, one of Greater Manchester's most transformed and fastest-growing city-centre neighbourhoods. Historically the medieval heart of Salford, the area has undergone significant regeneration over the past decade, evolving into a vibrant residential district that seamlessly connects Salford with Manchester city centre.

The development enjoys a prime riverside position on the banks of the River Irwell, just a short walk from Manchester's main retail, business and leisure districts. Residents can reach Manchester Victoria Station, Deansgate, Spinningfields, the Northern Quarter and the city's extensive shopping and dining scene within minutes.

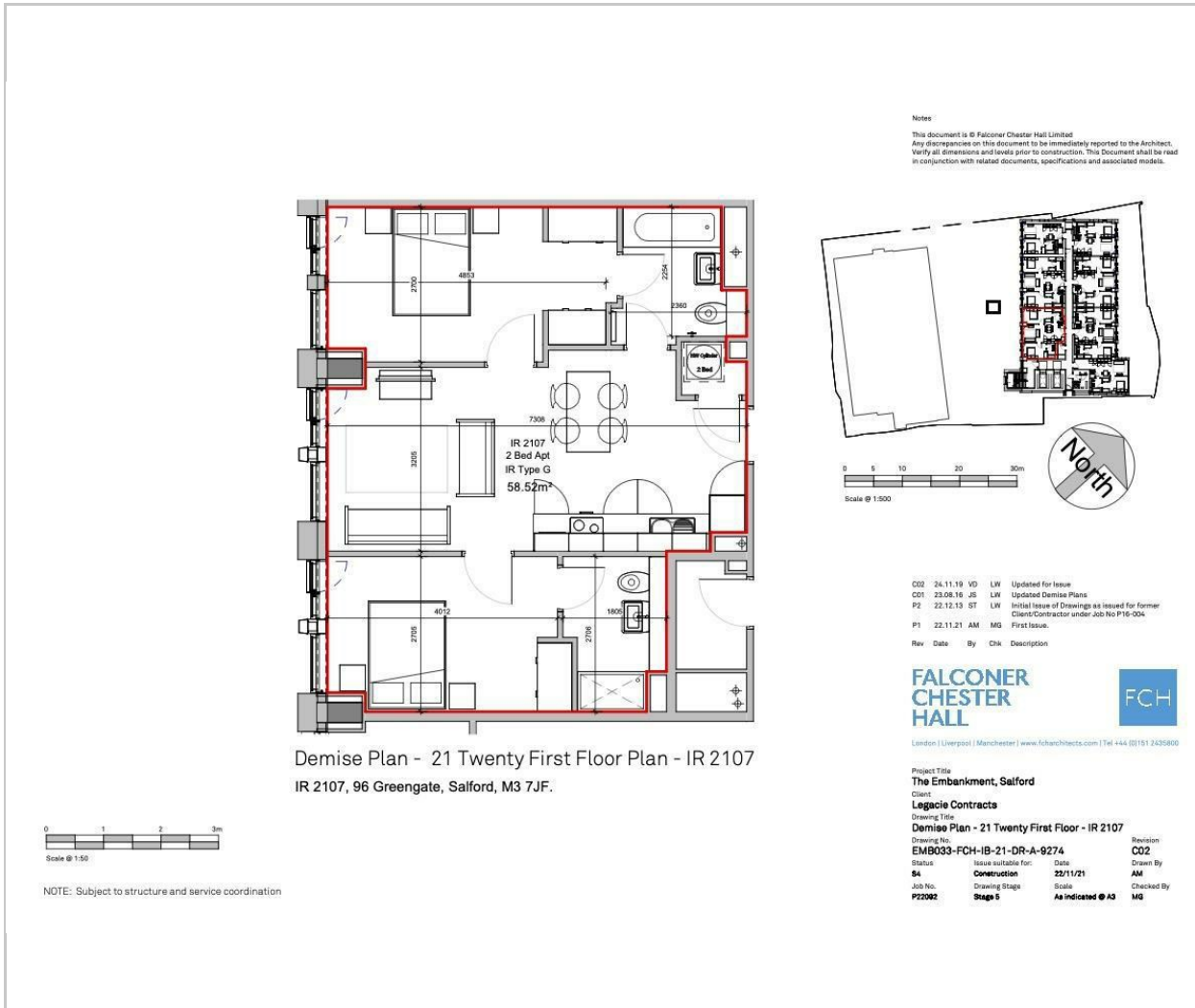
### Lease Information

Lease Length and Years Remaining:  
Service Charge Per Annum: £1616.61

- Two Double Bedrooms
- Two Bathrooms
- 21st Floor
- 24 Hour Concierge
- Gym, Space and Co-Working Space
- EPC Rating B
- No Chain
- Access To Nearby Transport Links

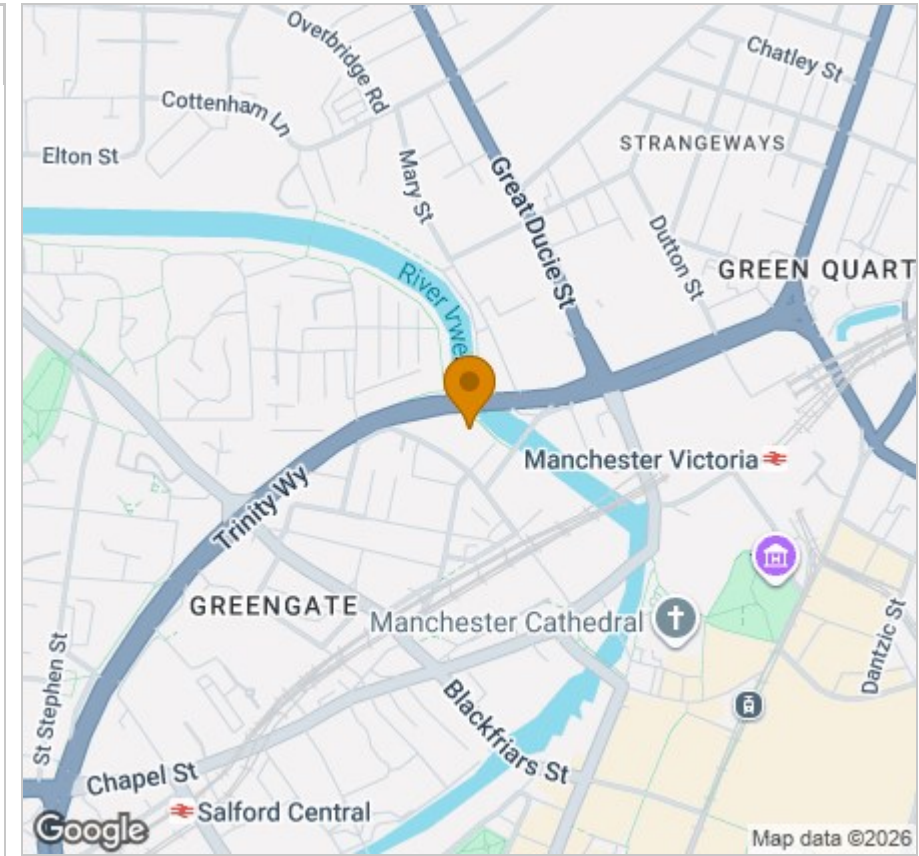


## Floor Plan

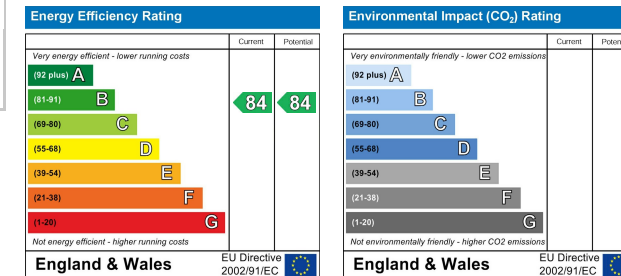


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IR 2107, 96 Greengate, Salford, M3 7JF.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.reside-property.com](http://www.reside-property.com)