



10 RILEY BUILDING DERWENT STREET SALFORD, M5 4TA

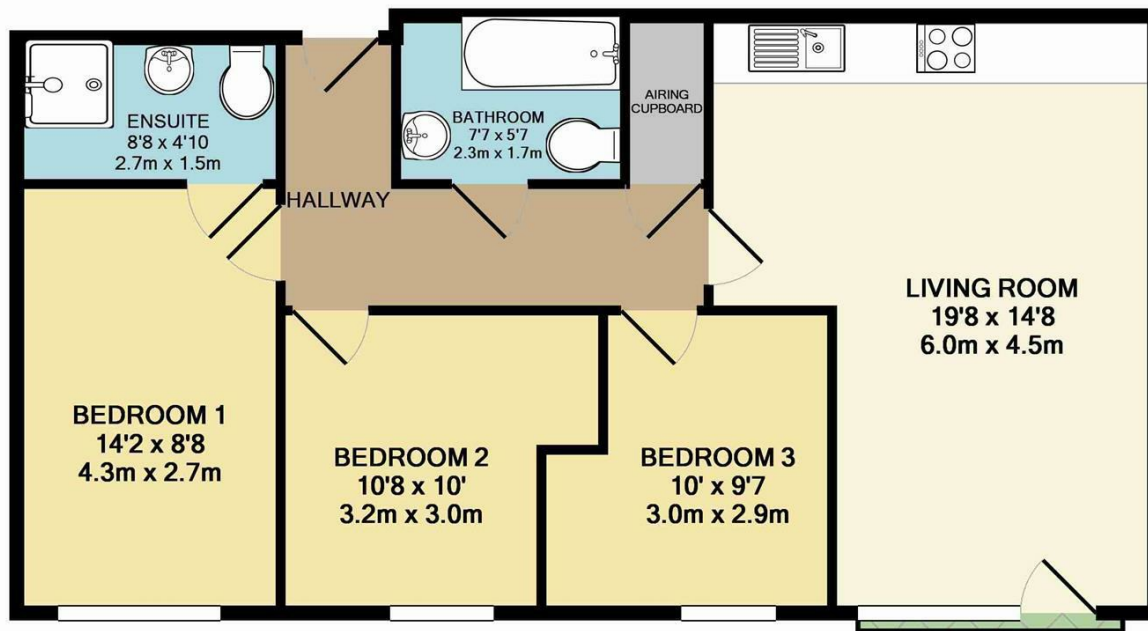
£1,800 PCM

Welcome to the Riley Building in Salford, where modern living meets convenience in this stunning new build apartment. Spanning an impressive 729 square feet, this property offers a spacious and contemporary environment perfect for families or professionals seeking a stylish home.

The apartment features a well-designed layout, comprising one inviting reception room that serves as the heart of the home, ideal for relaxation or entertaining guests. With three generously sized bedrooms, there is ample space for everyone, whether you require a guest room, a home office, or a children's space. The two bathrooms provide added convenience, ensuring that morning routines run smoothly.

As a new build, this apartment benefits from the latest in design and energy efficiency, providing a comfortable living experience. The property also includes parking for one vehicle, a valuable asset

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TOTAL APPROX. FLOOR AREA 67.7 SQ.M. (729 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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