



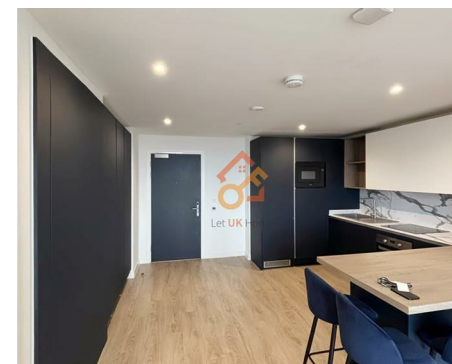
Let **UK** Home

2 Bedrooms

M3 5GQ

Located in Salford

£300,000



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<https://www.letukhome.co.uk/>

01615219812



29 New Bailey St, Salford, M3



Let UK Home are excited to offer a stunning two-bedroom apartment in Affinity Living Riverview development.

The apartment comprises a bright and spacious open-plan kitchen and living area, two well-sized double bedrooms with en-suites, and generous built-in storage, providing a comfortable and practical living space.

Affinity Living Riverview features exclusive two-storey amenity spaces crafted for premium urban living. Residents enjoy round-the-clock concierge, a modern gym with complimentary fitness classes, private cinema, co-working zones, rooftop terrace and social lounge. On-site coffee bar, parcel storage and pet grooming facilities are also available, supporting work-out sessions, social gatherings, movie nights and daily leisure all in one place.

Ideally located at Manchester's key transport hub, the property is within walking distance of Salford Central and Manchester Victoria Train Stations. Major roads and bus routes sit nearby, granting swift access to Manchester Piccadilly Station and Manchester Airport, with easy connections to London, Birmingham and other major UK cities for business and international travel.

Boasting abundant educational resources, it offers seamless schooling options for all age groups. The University of Manchester and Manchester Metropolitan University are reachable on foot, paired with highly-rated local primary and secondary schools. It is an ideal residence for international student families and academic households.

- 20th Floor
- 24h Security
- Cinema
- Residents Lounge
- EPC Rating: B

- Concierge Service
- The Gym
- Rooftop Terrace
- Co-working Space





Total floor area

68 square metres



Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: D

Local Authority:

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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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