



## Berkeley Square, 319 - 321 Ordsall Lane, M5 3HP

**£265 Per Week**

A modern one-bedroom apartment situated in the well-regarded 'Berkeley Square' development in Manchester.

The apartment comprises a bright open-plan living and dining area leading out to a large private terrace, contemporary fitted kitchen with integrated appliances, and a well-proportioned double bedroom. The bathroom is finished to a high standard with quality fittings throughout.

Residents at Berkeley Square benefit from access to landscaped communal areas and secure entry. The development is conveniently located for local amenities, public transport links, and offers easy access to Manchester city centre, MediaCityUK, and Salford Quays.

COMES FURNISHED

AVAILABLE FROM NOW

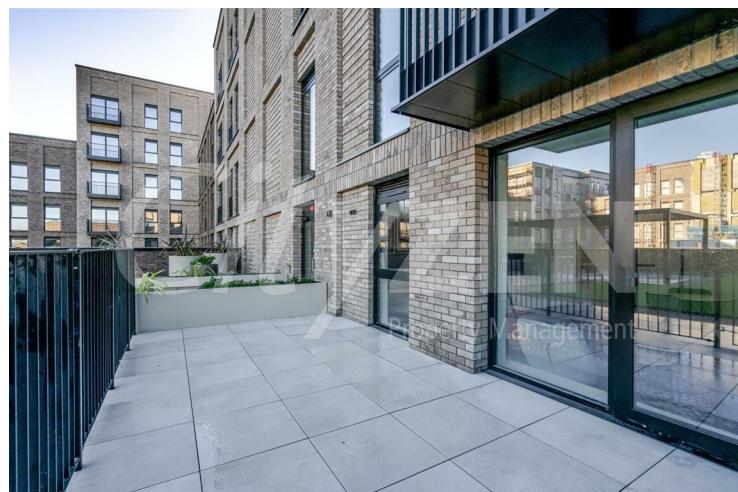
- 1 bedroom Apartment
- High-quality bathroom
- Close to city centre and MediaCityUK
- Modern fitted kitchen
- Secure development
- Available from now
- Open-plan living space
- Excellent transport links
- Private terrace



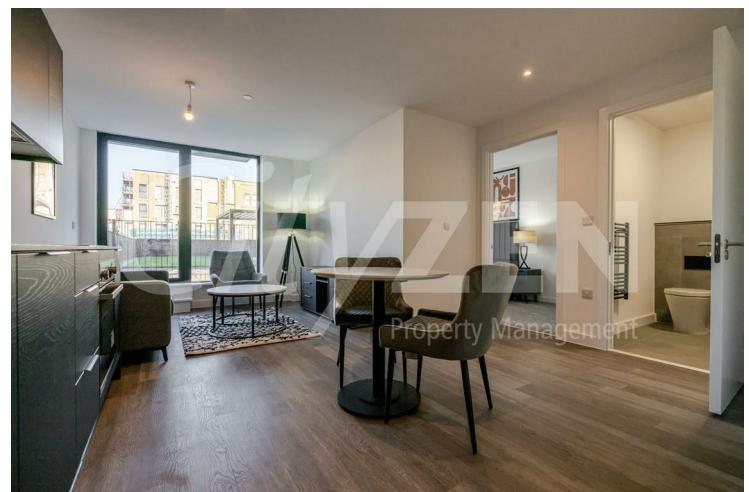
**TERRACE**



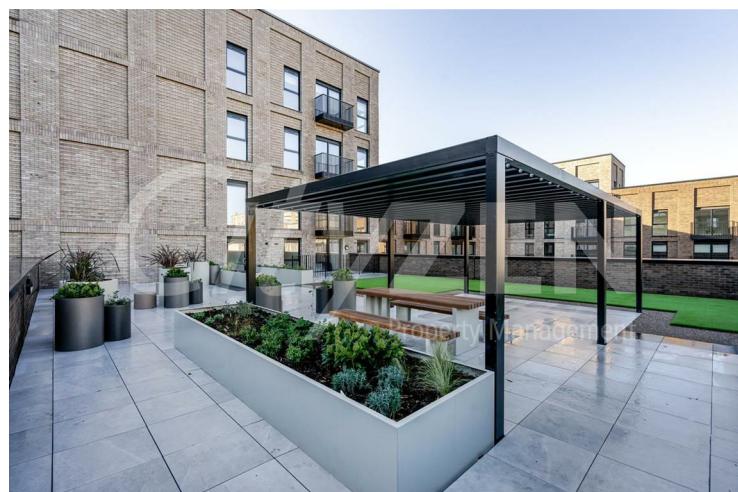
**RECEPTION**



**TERRACE**



**RECEPTION**



**RESIDENTS ROOF GARDEN**



**KITCHEN**



BATHROOM



RECEPTION



BEDROOM



RECEPTION



BEDROOM

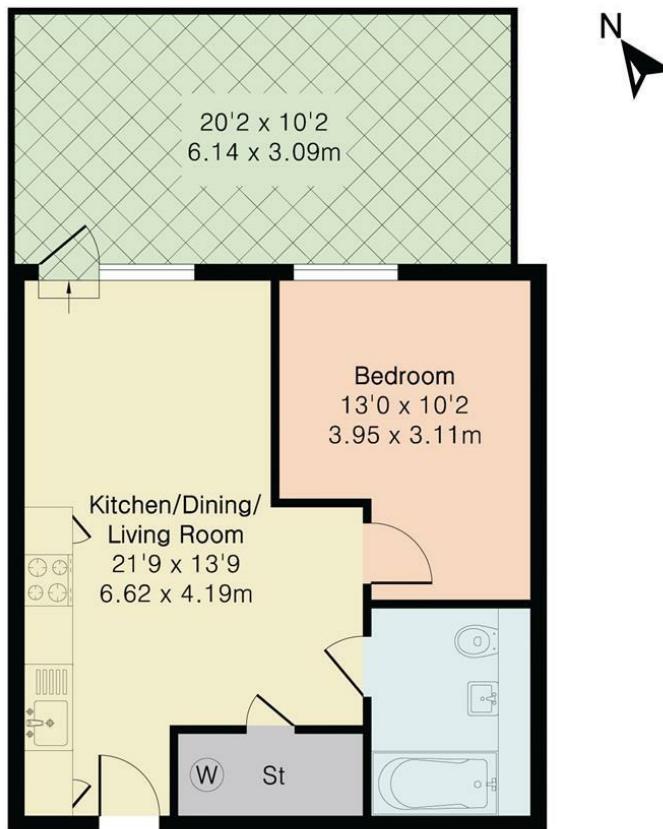


BERKELEY SQUARE



**KITCHEN**

**W413 Berkeley Square, Ordsall Lane, Salford, M5 3QF**  
**Approximate Gross Internal Area 446 sq ft - 41 sq m**

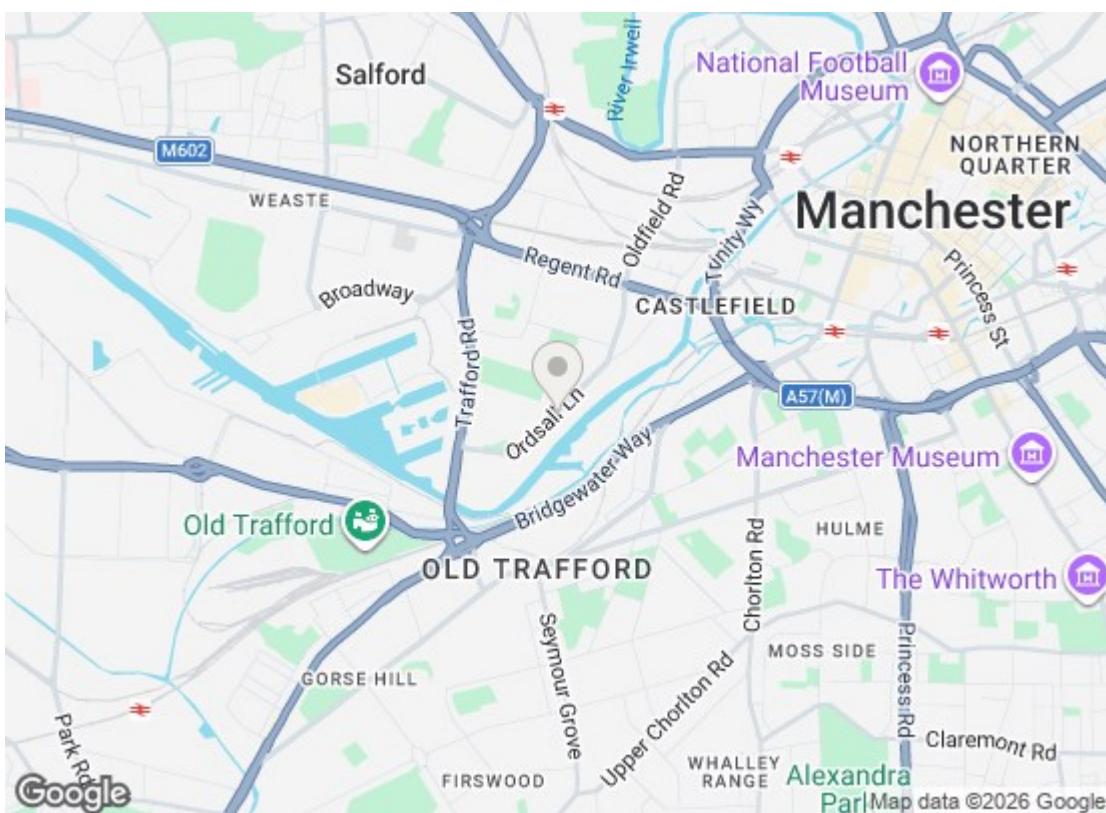


Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.