



Ordsall Lane | Salford | M5 4XP

Asking Price £280,000

The
**GOOD
ESTATE**
AGENCY

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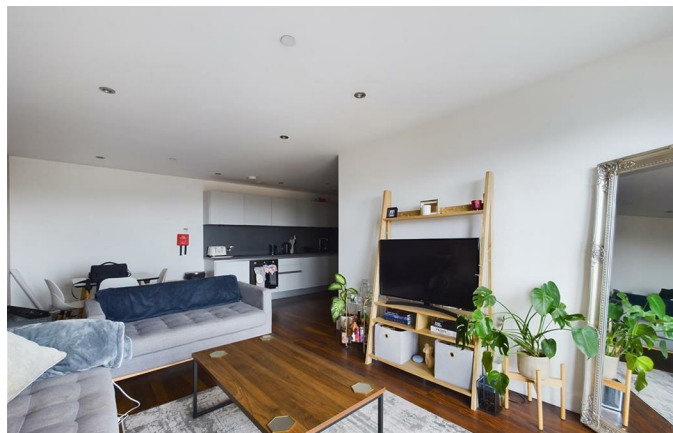
3 BED, 2 BATH, WITH BALCONY. Welcome to Rivergate House, a stunning apartment located in the desirable Wilburn Basin area of Salford. This modern residence offers a spacious living environment, featuring one reception room and three well-appointed bedrooms, making it an ideal choice for families or professionals seeking comfort and style.

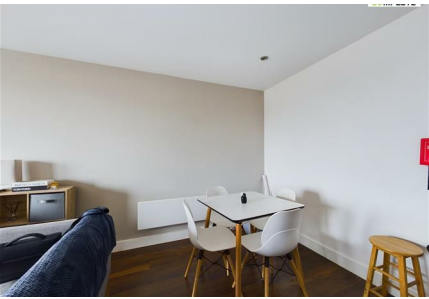
With a generous area of 839 square feet, this apartment provides ample space for relaxation and entertaining. The two contemporary bathrooms ensure convenience for all residents, while the clean and modern design throughout the property creates a welcoming atmosphere.

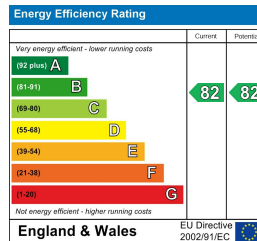
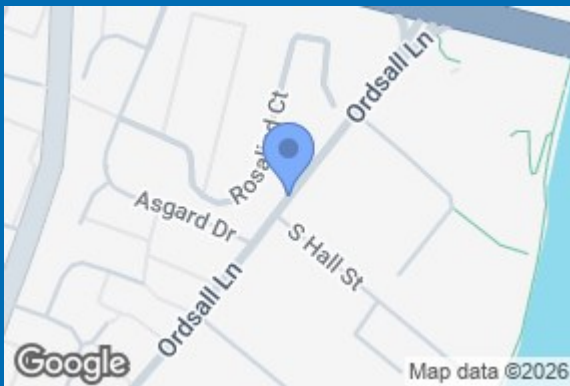
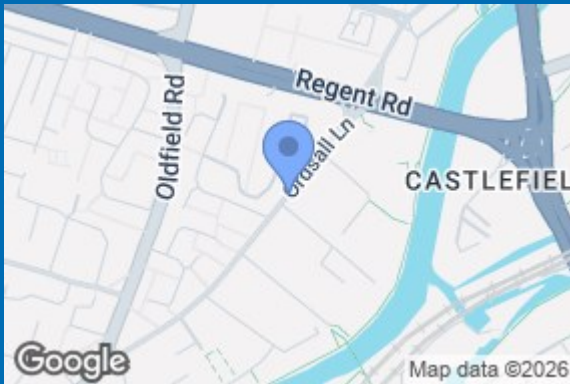
One of the standout features of Rivergate House is its prime riverside location, offering picturesque views and a tranquil setting. Residents can enjoy the added luxury of a communal cinema room, perfect for movie nights with friends and family. The secure gated development includes a 24-hour concierge service, providing peace of mind and assistance whenever needed.

Currently let for £1,800 per calendar month until 21st August 2026 (with a break clause), achieving a rental yield of 7.4%, this property presents an excellent investment opportunity. Whether you are looking to make it your home or add to your property portfolio, Rivergate House is a remarkable choice that combines modern living with a vibrant community atmosphere. Don't miss the chance to experience the best of Salford living in this exceptional apartment. EWS1 Form in place.

- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 10TH FLOOR
- BATHROOM & EN SUITE
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- COMMUNAL GARDENS
- CURRENTLY LET FOR £1,800PCM UNTIL 21/8/26 (WITH A BREAK CLAUSE), ACHIEVING A RENTAL YIELD OF 7.4%
- ONLY A SHORT WALK TO THE CITY CENTRE, CASTLEFIELD & SPINNINGFIELDS







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