



29 New Bailey Street, Salford, M3 5GP

£438 Per Week

AN 11TH FLOOR 2 BED 2 BATH APARTMENT WITHIN THE AFFINITY LIVING RIVERSIDE DEVELOPMENT LOCATED IN THE HEART OF SPINNINGFIELDS

Our apartment is set over 740 square feet and comprises a reception room with open plan fully fitted kitchen, 2 double bedrooms with one ensuite and a family bathroom

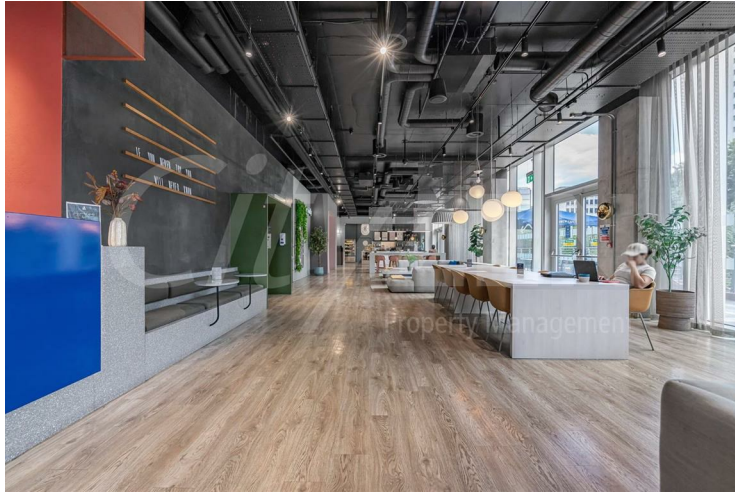
EXCELLENT CENTRAL LOCATION
FURNISHED
AVAILABLE FROM NOW

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- AFFINITY LIVING RIVERVIEW
- 11TH FLOOR
- RIVERSIDE LOCATION
- FURNISHED
- 2 BEDROOMS
- LUXURY TOWER HEART OF SPINNINGFIELDS
- SALFORD CENTRAL STATION NEARBY
- 2 BATHROOMS
- GYM, CINEMA & CO WORKING SPACES
- AVAILABLE FROM NOW

29 New Bailey Street, Salford, M3 5GP



LOBBY



LOBBY



LOBBY



LOBBY



LOBBY



RECEPTION

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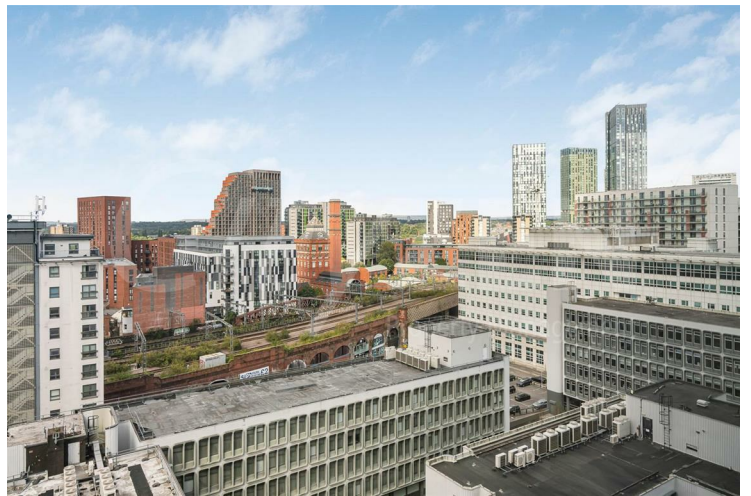
KITCHEN



RECEPTION



KITCHEN



VIEW



RECEPTION



RECEPTION

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BEDROOM



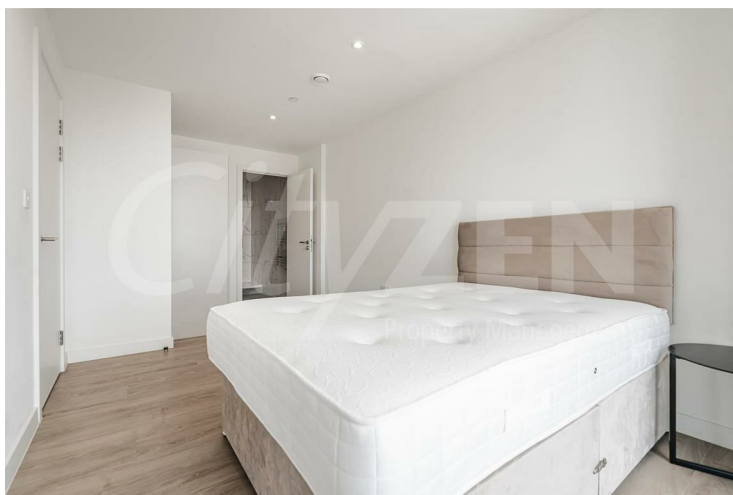
BEDROOM/ENSUITE



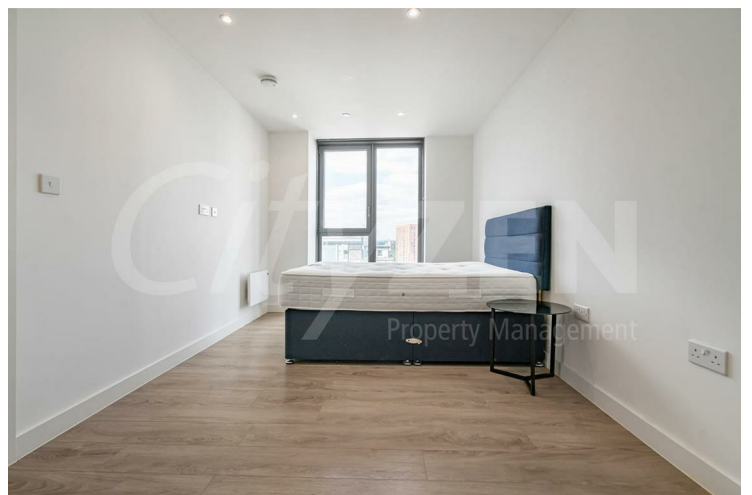
BEDROOM



EN SUITE SHOWER ROOM



BEDROOM



BEDROOM

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BEDROOM



BATHROOM

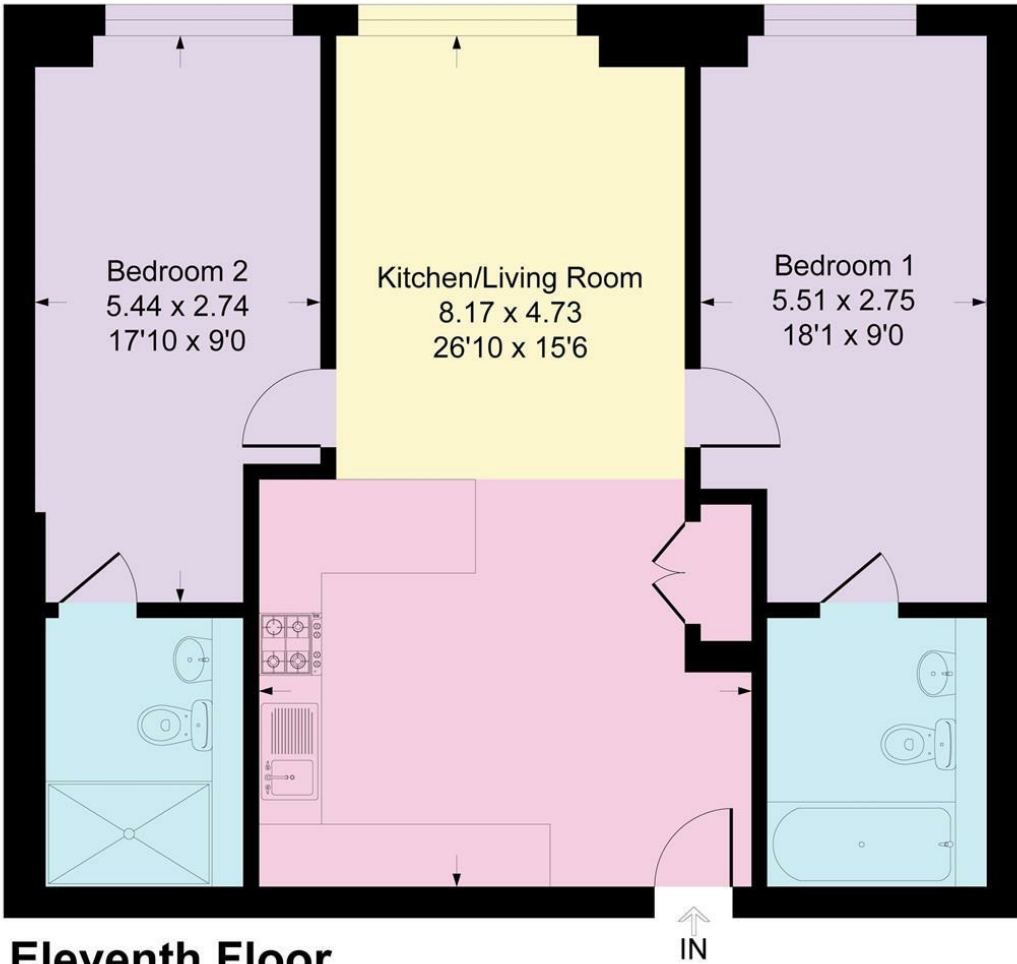


DEVELOPMENT



DEVELOPMENT

Approximate Gross Internal Area = 74.6 sq m / 804 sq ft



Eleventh Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.