



Ordsall Lane | Salford | M5 4XP

Asking Price £185,000

The
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AGENCY

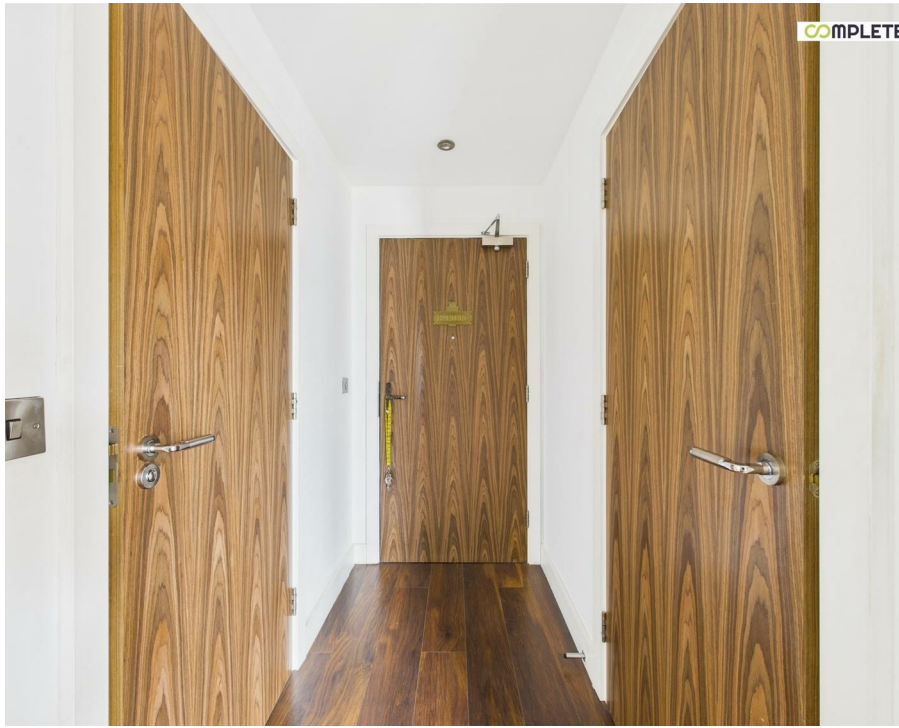
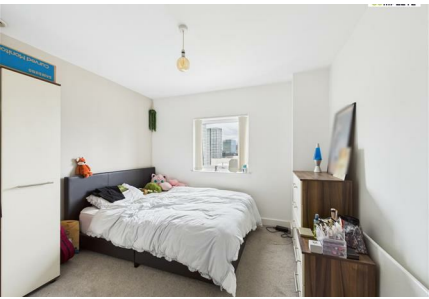
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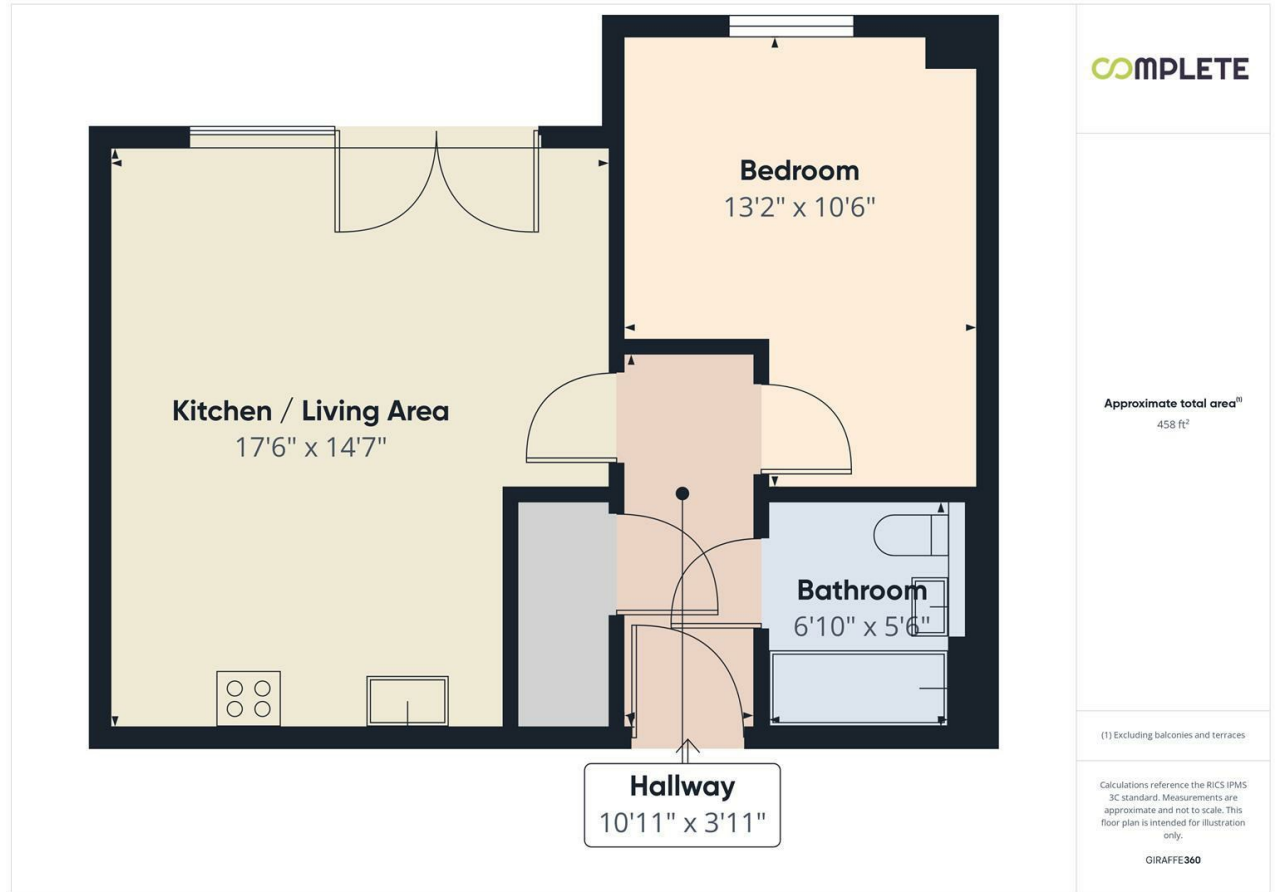
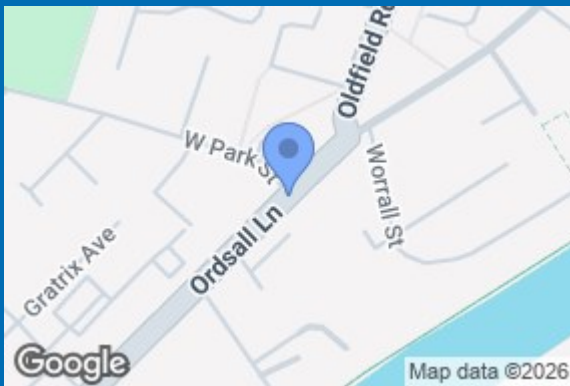
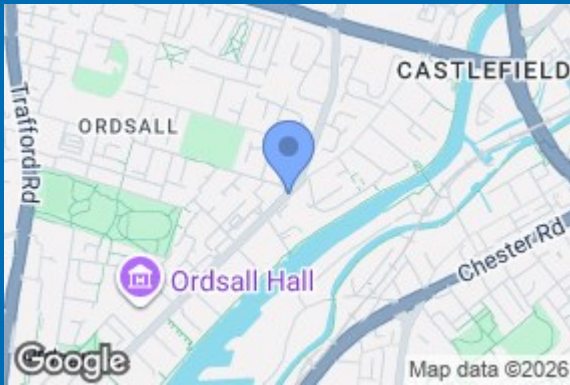
1 BEDROOM APARTMENT WITH JULIET BALCONY. A fantastic one bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 16th floor property, totalling 548 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room with Juliet balcony through to modern fitted kitchen, master bedroom and stylish bathroom with shower over bath. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / cinema room & residents' gym. Located just a stone's throw away from the city centre within easy reach of Spinningfields, Deansgate and conveniently positioned on the inner ring road allowing quick access to the motorway network. Currently let for £995pcm until 29/9/26, achieving a rental yield of 6%. EWS1 Form in place. Photos show identical apartment on the 14th floor.



- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- STYLISH BATHROOM
- 24 HOUR CONCIERGE
- MEDIA / CINEMA ROOM
- 16TH FLOOR
- FITTED KITCHEN
- JULIET BALCONY
- RESIDENTS' GYM
- LOCATED CLOSE TO CASTLEFIELD & SPINNINGFIELDS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		86	86
(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	

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