



RESIDE  
MANCHESTER



C612 Wilburn Basin  
Ordsall Lane  
Salford, M5 4XS

Asking Price £230,000

2 2 1 B

# C612 Wilburn Basin Ordsall

## Lane

Salford, M5 4XS

This spacious two bedroom apartment is located on the 6th floor in Wilburn Basin, a development on the Salford-Manchester border. A large open plan living / kitchen area providing you a great sense of space, including a Juliet balcony overlooking Salford skyline

The location of this building is extremely ideal as you're seconds from Regent Retail Park where you can either grab food and go, do your weekly food shop or a bit of retail therapy. Whatever it may be, it's all on your door step! You're also only a short walk from the City Centre.

Wilburn Basin benefits from a gym, cinema room and 24 hour concierge.

This property is chain free. Viewings are highly recommended.

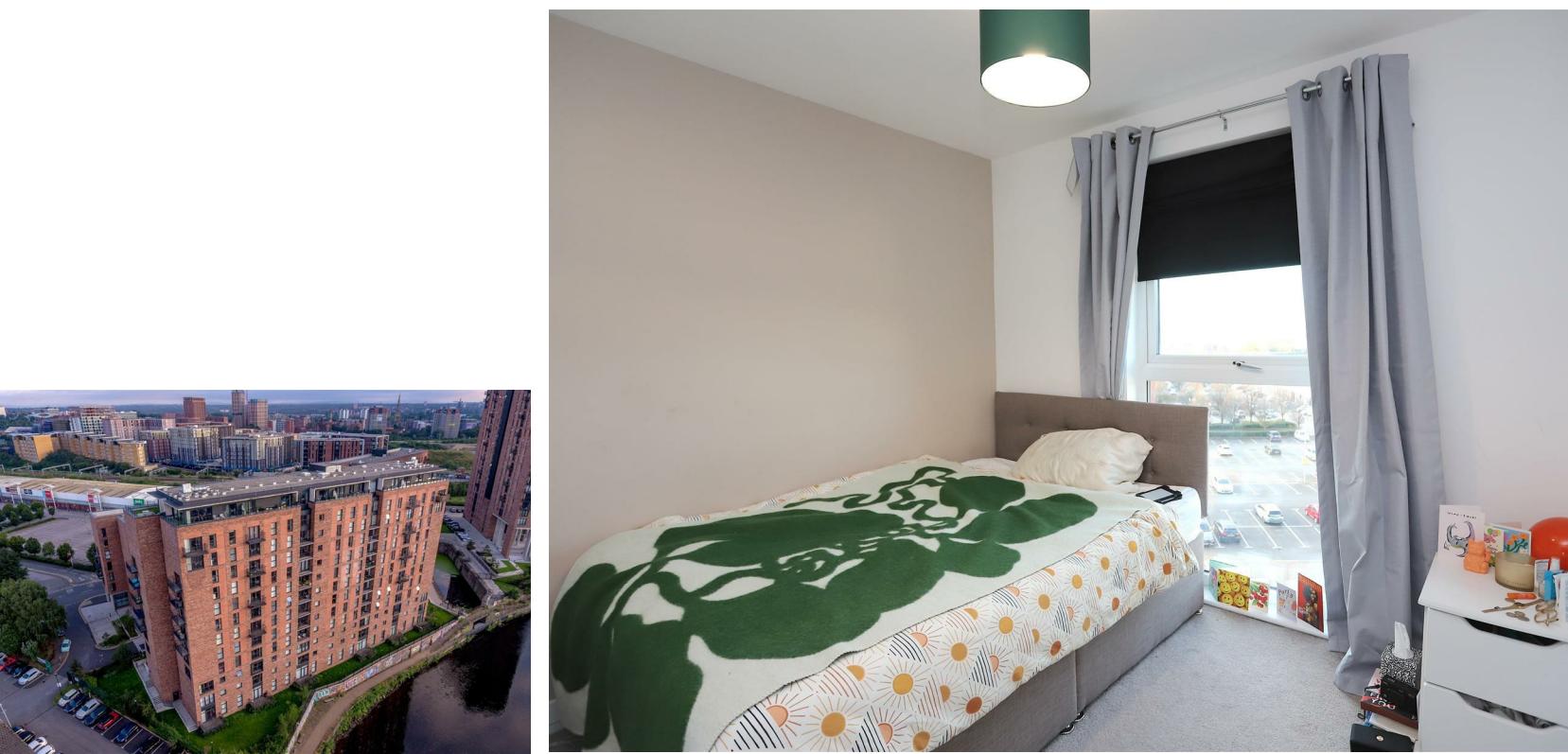
### The Tour

Wilburn Basin was developed around 9–10 years ago by Renaker and consists of four striking buildings ranging from 8 to 21 storeys, collectively offering over 500 apartments.

The apartment opens into a hallway that leads to a spacious open-plan living and kitchen area, enhanced by floor-to-ceiling windows and a generous balcony. Wooden flooring extends throughout the main living spaces, with carpeted bedrooms for added comfort. Electric panel heaters are installed in both the living area and bedrooms.

The kitchen comes equipped with an integrated fridge-freezer, Smeg oven, hob and extractor fan, along with a CDA dishwasher. The bathroom features a fully tiled finish and includes a three-piece Villeroy & Boch suite, a vanity mirror, heated towel rail, and Grohe fittings.





## The Area

Wilburn Basin sits beside Regent Retail Park, the primary shopping destination on the west side of Manchester City Centre. The park features nine major national retailers, including a gym, coffee shop, and supermarket.

The development is just moments from the River Irwell and the ship canal, placing a variety of canal-side bars, restaurants, and shops only minutes away.

Positioned next to the ring road, the location provides convenient access to the motorway and is within a short walking distance of both Metrolink and train stations—ideal for commuters travelling by rail.

## Lease Information

Lease Length - 240 years remaining  
Service Charge - £2174 per annum  
Ground Rent - £300 per annum (Reviewed every 10 years in line with RPI)

- Two Bedrooms
- Two Bathrooms
- Juliet Balcony
- Chain Free
- 24 Hour Concierge
- EPC Rating B
- Cinema Room
- On Site Gym
- Short Walk to Manchester City Centre
- Seconds from Regent Retail Park

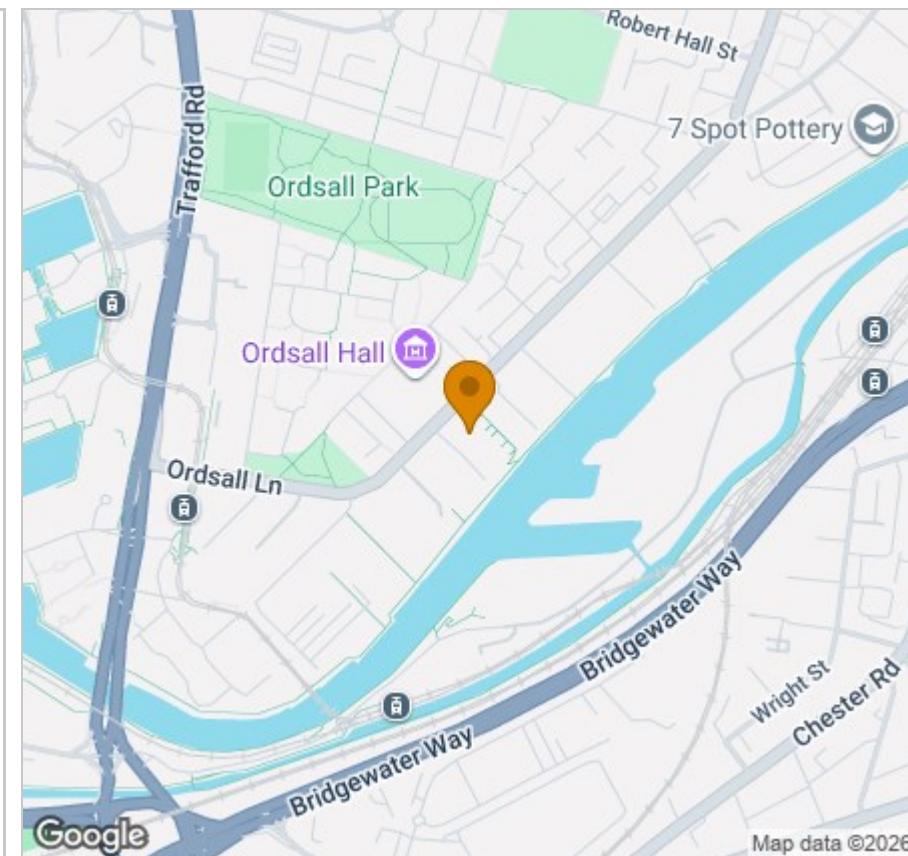
## Floor Plan

### Sixth Floor



Total area: approx. 66.0 sq. metres (710.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	85
(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 <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		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)