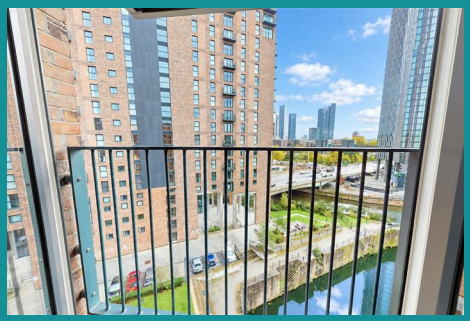
Kaytons estate agents









Apartment 807 Wilburn Basin, Block B, Ordsall Lane

, Salford, M5 4XR

** AN IMMACULATE APARTMENT WITH NO ONWARD CHAIN. EWS1 FORM WITH B1 RATING ** This impressive one bedroom apartment forms part of a popular waterside development on the left bank of the The River Irwell and boasts impressive views towards Manchester city centre from its Juliet balcony overlooking the communal courtyard and River Irwell. Wilburn Basin is positioned where Manchester meets Salford. It's a short walk from Spinningfields business district and across the river from the new St John's Quarter and Trinity Islands Development. It comprises four distinct blocks varying in height and includes a gym, cinema, residents' lounge, meeting rooms and a hotel style reception with 24 hour concierge. Externally, there are landscaped courtyards and seating areas around the river as well as secure gated access. The beautifully presented accommodation briefly comprises; entrance hallway with storage cupboard, bright open plan living room, modern fitted kitchen with integrated appliances, spacious double bedroom and a luxury bathroom suite. Sold with vacant possession. EPC rating (B)

Lease: 250 years from 2016
Annual Ground Rent: £300

Offers Over £150,000

Apartment 807 Wilburn Basin, Block B, Ordsall Lane

, Salford, M5 4XR

1 1 1 B

- EIGHTH FLOOR POSITION
- IMMACULATE ONE BEDROOM APARTMENT
- JULIET BALCONY WITH VIEWS ACROSS BASIN TOWARDS CITY
- ON SITE CONCIERGE SERVICE
- RESIDENTS GYM AND CINEMA ROOM
- SOLD WITH VACANT POSSESSION
- EXCELLENT INVESTMENT OPPORTUNITY
- EWS1 FORM IN PLACE
- POPULAR WATERSIDE DEVELOPMENT WITH COMMUNAL COURTYARD
- GREAT FIRST TIME BUYER PROPERTY & INVESTMENT OPPORTUNITY



Directions

www.kaytons.co.uk



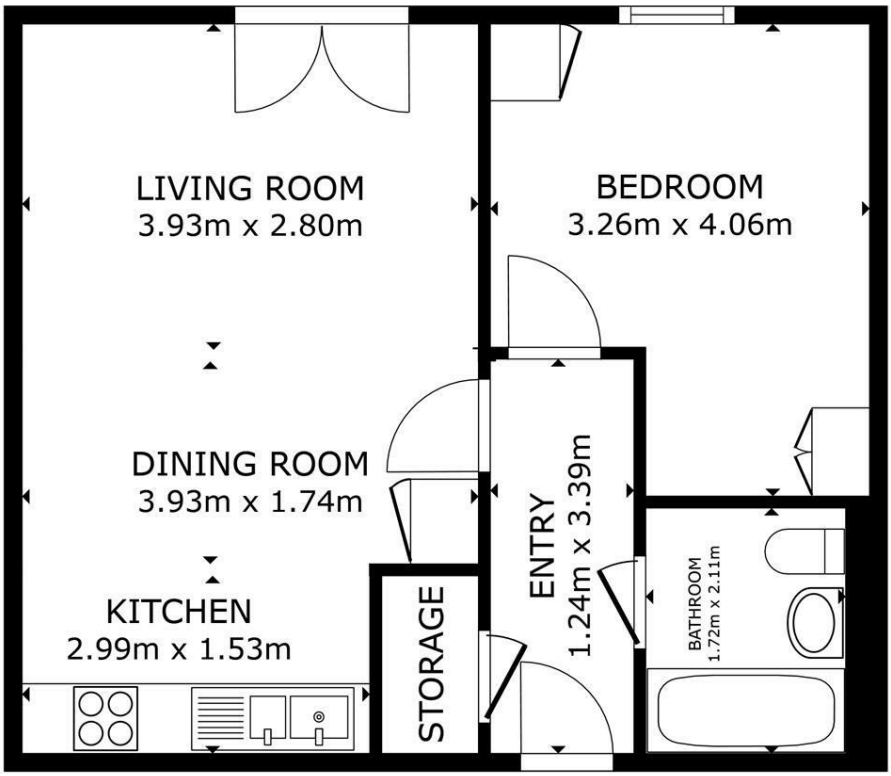







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Floor Plan

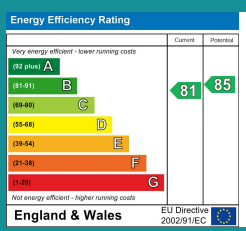


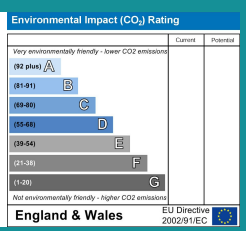
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 45.2 m²
TOTAL : 45.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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