



# 401 Rivergate House

Ordsall Lane | Salford | M5 4XP

£1,850 PCM



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3 BED, FURNISHED WITH PARKING. A fantastic three bedroom apartment in the stunning Rivergate House development at Wilburn Basin, Manchester. The 4th floor property, totalling 844 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room through to modern fully fitted kitchen & Juliet balcony, master bedroom with en suite shower room, two further double bedrooms and stylish bathroom with shower over bath. Further benefits include allocated parking space, 24 hour concierge, excellent far reaching views, landscaped communal gardens, residents' gym & media / cinema room. 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.



- THREE DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 4TH FLOOR
- PARKING
- JULIET BALCONY
- RESIDENTS' GYM & CINEMA / MEDIA ROOM
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS
- WILBURN BASIN DEVELOPMENT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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