



Ordsall Lane, Salford, M5 4XP

£169,500

RECENTLY REFURBISHED first floor apartment for sale, Rivergate, Wilburn Basin complex in Salford - great investment opportunity!

This first floor, one bedroom apartment consists of a large open plan kitchen, living room with a Juliette balcony, double bedroom and a modern tiled bathroom with bath and over-head shower. The apartment has been recently renovated with a deep clean and painted throughout.

Rivergate is part of the popular Wilburn Basin complex, boasting of a 24 hour concierge, residents gym, cinema room and private outdoor areas. Regent Road retail park located directly opposite the development and a short walk into the City center making this area very sought after.

A great property for first time buyers or buy to let investors looking to rent it out.

GROUND RENT £300 PA / SERVICE CHARGE £1491 LEASE 240 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- PRICED FOR QUICK SALE
- 1 BEDROOM FLAT
- SOUGHT AFTER AREA
- IDEAL FOR 1ST TIME BUYER OR BUY TO LET INVESTMENT
- JUST BEEN RENOVATED
- 24 HOUR CONCIERGE
- OPPOSITE RETAIL PARK
- CHAIN FREE

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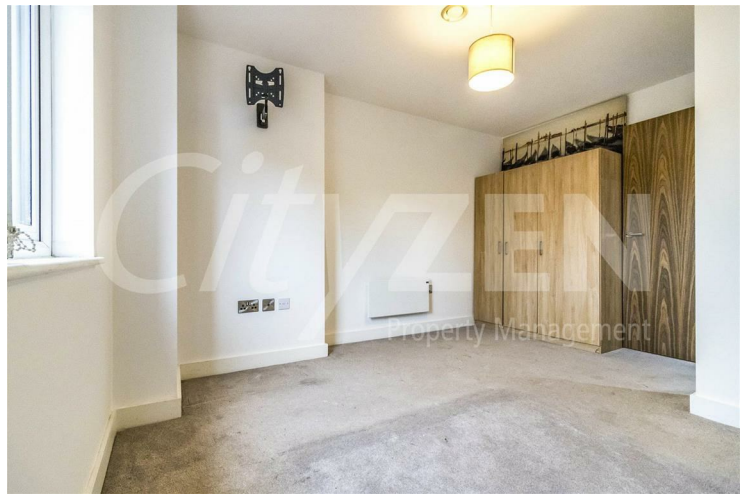
HALLWAY



BEDROOM



BATHROOM



BEDROOM



BEDROOM



BEDROOM

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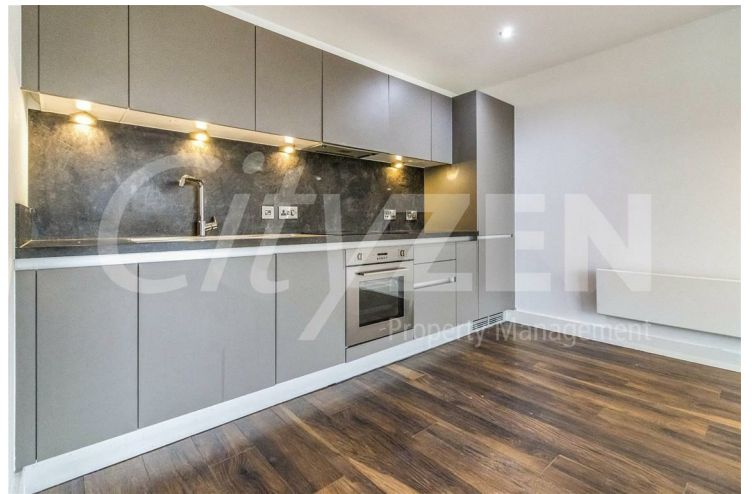
RECEPTION ROOM



RECEPTION / KITCHEN



RECEPTION ROOM



KITCHEN



RECEPTION / KITCHEN

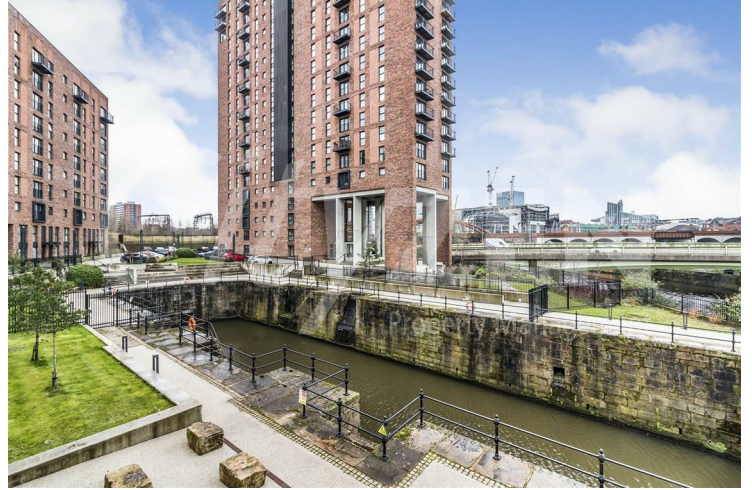


KITCHEN

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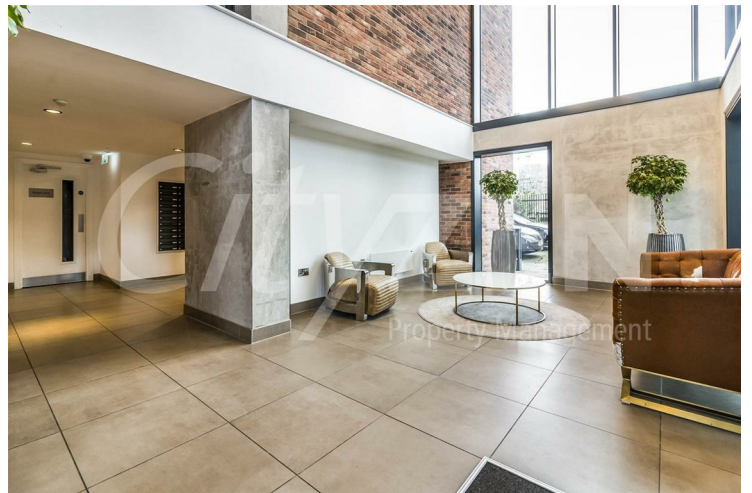
RECEPTION ROOM



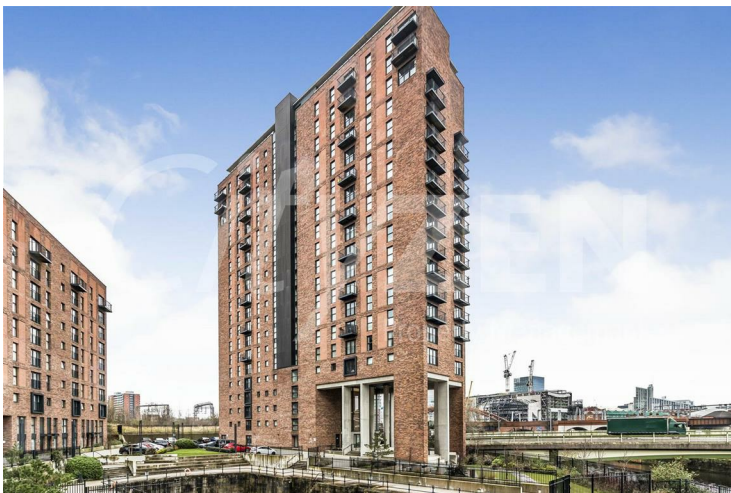
DEVELOPMENT



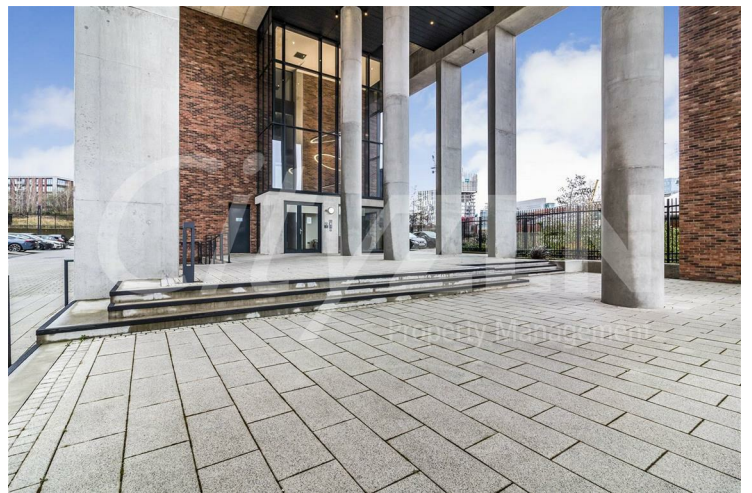
RECEPTION ROOM



ENTRANCE LOBBY

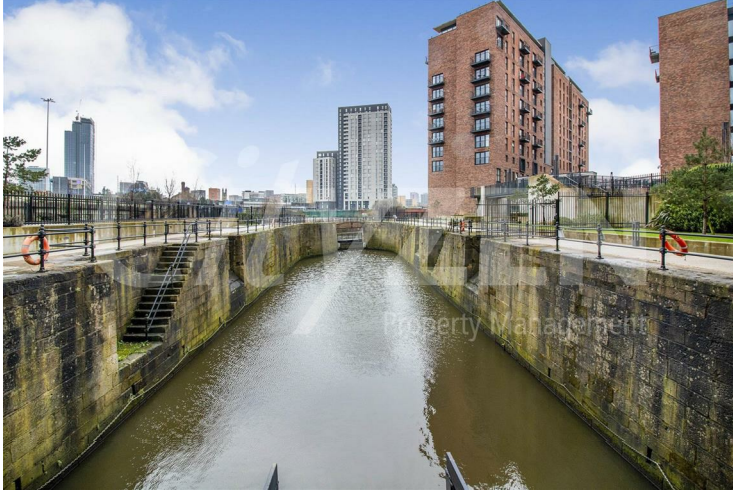


DEVELOPMENT

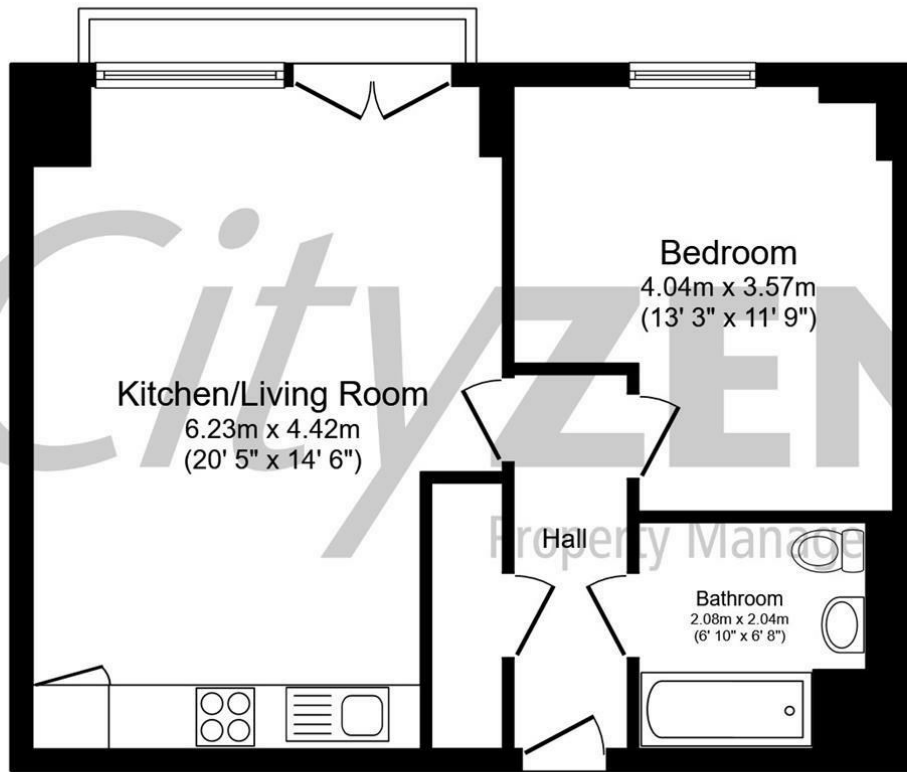


ENTRANCE

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CANAL



Total floor area 50.4 m² (542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.