

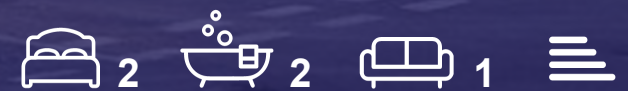


URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



606 Block C, Uptown Riverside 2 Marlstone Avenue
Salford, Manchester, M3 7GU

£1,600 Per month



606 Block C, Uptown Salford, Manchester, M3 7GU

Discover stylish city centre living in Salford M3 with this beautifully presented fully furnished two-bedroom, two-bathroom apartment, ideally located just moments from Manchester city centre.

This brand-new apartment offers a bright and spacious interior, enhanced by Juliette balconies in both bedrooms, allowing an abundance of natural light to flow throughout. The property features a modern open-plan living and dining area, complemented by a sleek, fully fitted kitchen with integrated appliances—perfect for contemporary living.

There are two generous double bedrooms, including a principal bedroom with en-suite, alongside a stylish main bathroom finished to a high specification.

Residents benefit from energy-efficient infrared heating with zoned controls, helping to reduce energy consumption and lower utility costs. The development also boasts premium on-site amenities, including a fully equipped gym, private cinema room, co-working spaces, and a roof terrace with panoramic city views.

Ideally suited for professionals or sharers, this property combines modern design, high-end facilities, and a prime M3 location, within easy reach of Deansgate, Spinningfields, and excellent transport links.

Key Features:





Fully furnished apartment
Two double bedrooms & two modern bathrooms
En-suite to principal bedroom
Juliette balconies in both bedrooms
Open-plan living, dining & fitted kitchen
Integrated kitchen appliances
Energy-efficient infrared heating system
On-site gym, cinema room & co-working space
Roof terrace with panoramic views
Prime Salford M3 / Manchester city centre location



Floor Plan



Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

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

