



Ordsall Lane | Salford | M5 4XP

Asking Price £255,000



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2 BED, 2 BATH APARTMENT. Welcome to Rivergate House, a splendid apartment located in the vibrant Wilburn Basin area of Salford. This first-floor residence boasts a generous 689 square feet of living space, thoughtfully designed to offer both comfort and style.

The apartment features two well-proportioned bedrooms, making it ideal for professionals or small families. With two modern bathrooms, convenience is at your fingertips. The property is currently let for £1,250 per calendar month until 13th August 2026, with a break clause, providing an attractive rental yield of 5.9%, making it a sound investment opportunity.

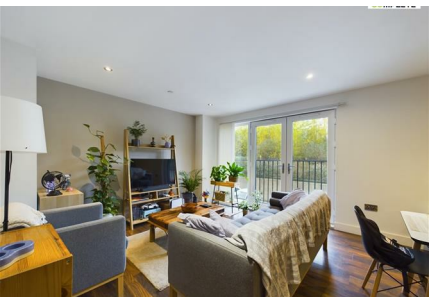
Residents of Rivergate House enjoy a host of amenities, including a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. For leisure and relaxation, the building offers a residents' cinema room, perfect for unwinding after a long day. Additionally, a well-equipped gymnasium is available for those who wish to maintain an active lifestyle, while the communal gardens provide a serene outdoor space to enjoy.

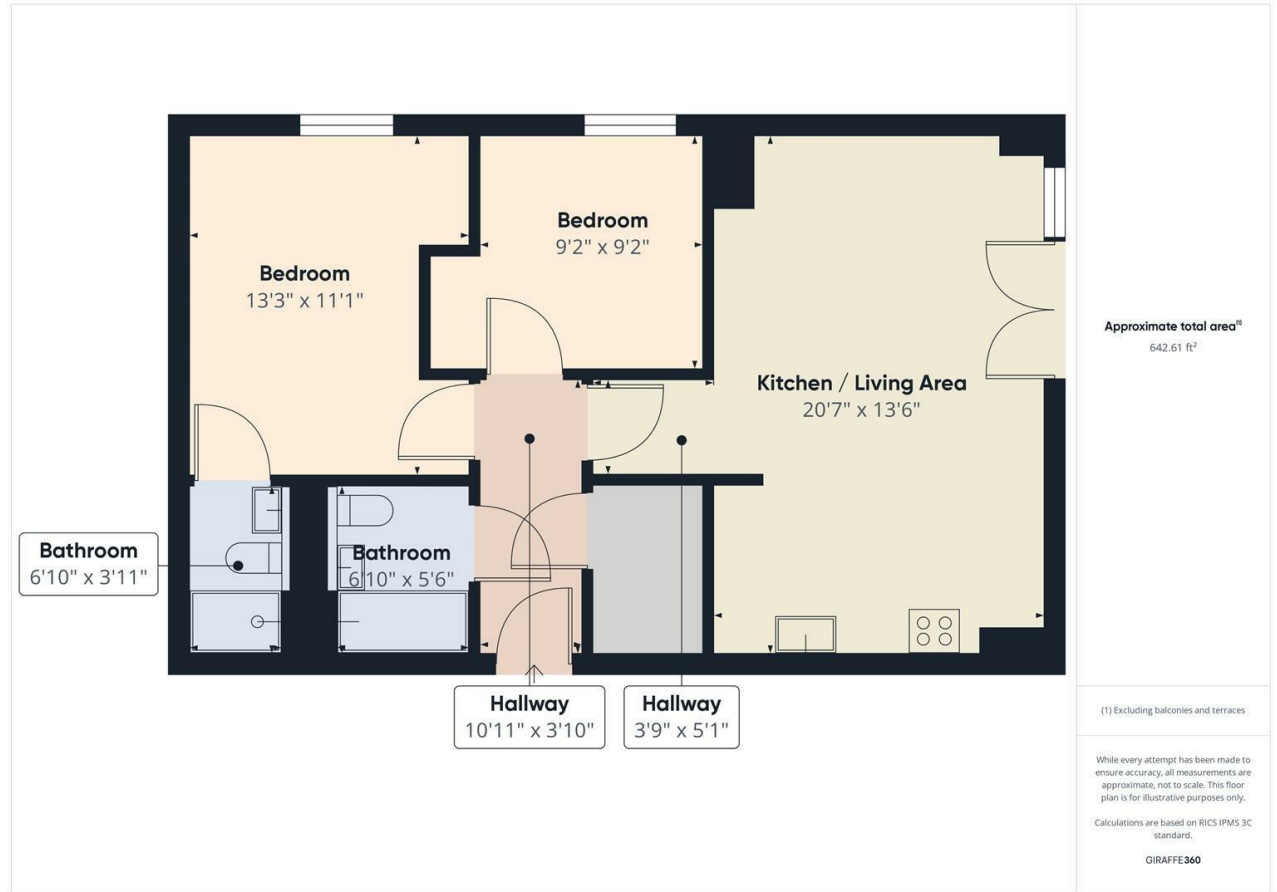
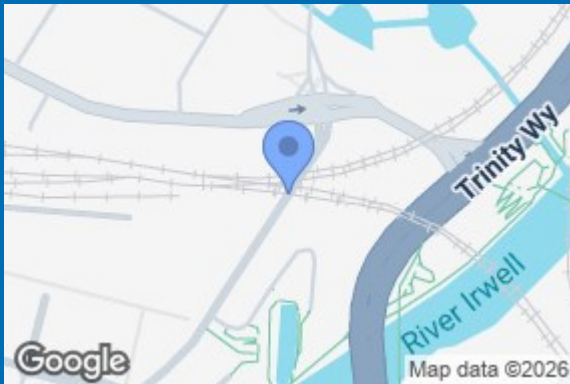
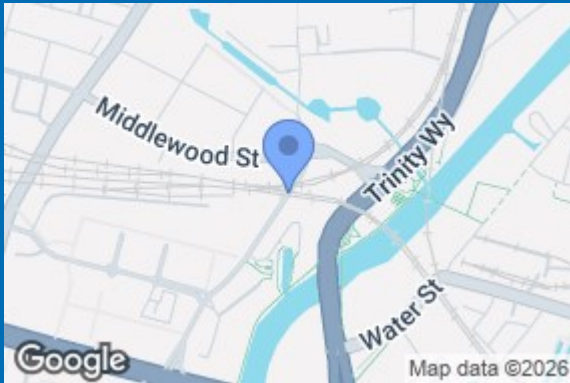
Situated on the inner ring road, this apartment is conveniently located just a short walk from the bustling areas of Spinningfields and Castlefield, where you can find an array of shops, restaurants, and cultural attractions. The EWS1 form is in place, ensuring the property meets safety standards.

Rivergate House presents an excellent opportunity for those seeking a modern apartment in a prime location, combining urban living with a touch of luxury. Don't miss your chance to make this exceptional property your new home or investment. EWS1 Form in place.

- TWO BEDROOM APARTMENT
- 1ST FLOOR
- JULIET BALCONY
- CURRENTLY LET FOR £1,250PCM UNTIL 13/8/26 (WITH A BREAK CLAUSE), ACHIEVING A RENTAL YIELD OF 5.9%
- ON SITE GYM & CINEMA ROOM
- BATHROOM & EN SUITE
- 689 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- 24 HOUR CONCIERGE







Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	71
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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