



# 1302 Rivergate House

Ordsall Lane | Salford | M5 4XQ

£1,300 PCM

The  
GOOD  
ESTATE  
AGENCY

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Salford | M5 4XQ  
£1,300 PCM

2 BED, FURNISHED. A fantastic, two bedroom apartment in Rivergate House, part of the Wilburn Basin development. The 13th floor property, totalling 689 sq ft, comprises: entrance hall with storage area, spacious open plan living and dining room through to modern fitted kitchen and balcony, master bedroom with en suite shower room, second double bedroom and stylish bathroom. Further benefits include 24 hour on site concierge, landscaped communal gardens, media / cinema room & residents' gym. 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. Images show an identical property on another floor.

- TWO BEDROOM APARTMENT
- BATHROOM & EN SUITE TO MASTER BEDROOM
- FURNISHED
- BALCONY
- 24 HOUR CONCIERGE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 13TH FLOOR
- FITTED KITCHEN
- RESIDENTS' GYM & CINEMA ROOM
- WILBURN BASIN DEVELOPMENT



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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