



Adelphi Wharf, Adelphi Street, Salford, M3 6GH

£318 Per Week

A 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT WITHIN THIS MODERN DEVELOPMENT BENEFITING FROM PARTIAL VIEWS ONTO THE RIVER IRWELL FROM ITS WEST FACING BALCONY AND PRIVATE ALLOCATED PARKING

Open plan reception room with modern kitchen, access to West facing balcony, 2 bedrooms, 2 bathrooms.

Located just outside City centre, walk to local shops, walk to Salford Central station.

SECURE UNDERGROUND ALLOCATED PARKING INCLUDED IN RENT.

FURNISHED. AVAILABLE NOW.

Marketing of On-Site Amenities and Agent Indemnity.

- ADELPHI WHARF
- 2 BATHROOMS
- AVAILABLE NOW
- SECURE UNDERGROUND PARKING AVAILABLE
- SALFORD
- BALCONY WITH PARTIAL VIEWS OF THE RIVER IRWELL
- CENTRAL LOCATION
- 2 DOUBLE BEDROOMS
- CLOSE TO SALFORD CENTRAL STATION
- WELL PRESENTED

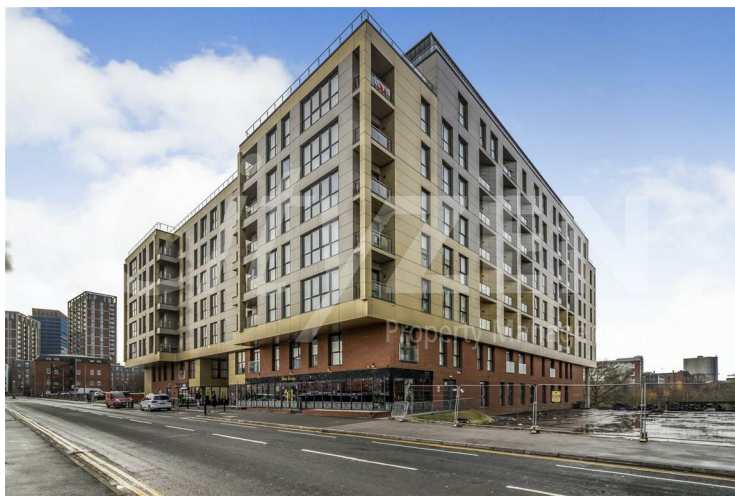
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ADELPHI WHARF



RECEPTION



ADELPHI WHARF



BEDROOM



KITCHEN



BATHROOM

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RECEPTION/KITCHEN



RECEPTION



BALCONY



BEDROOM



BALCONY



BEDROOM

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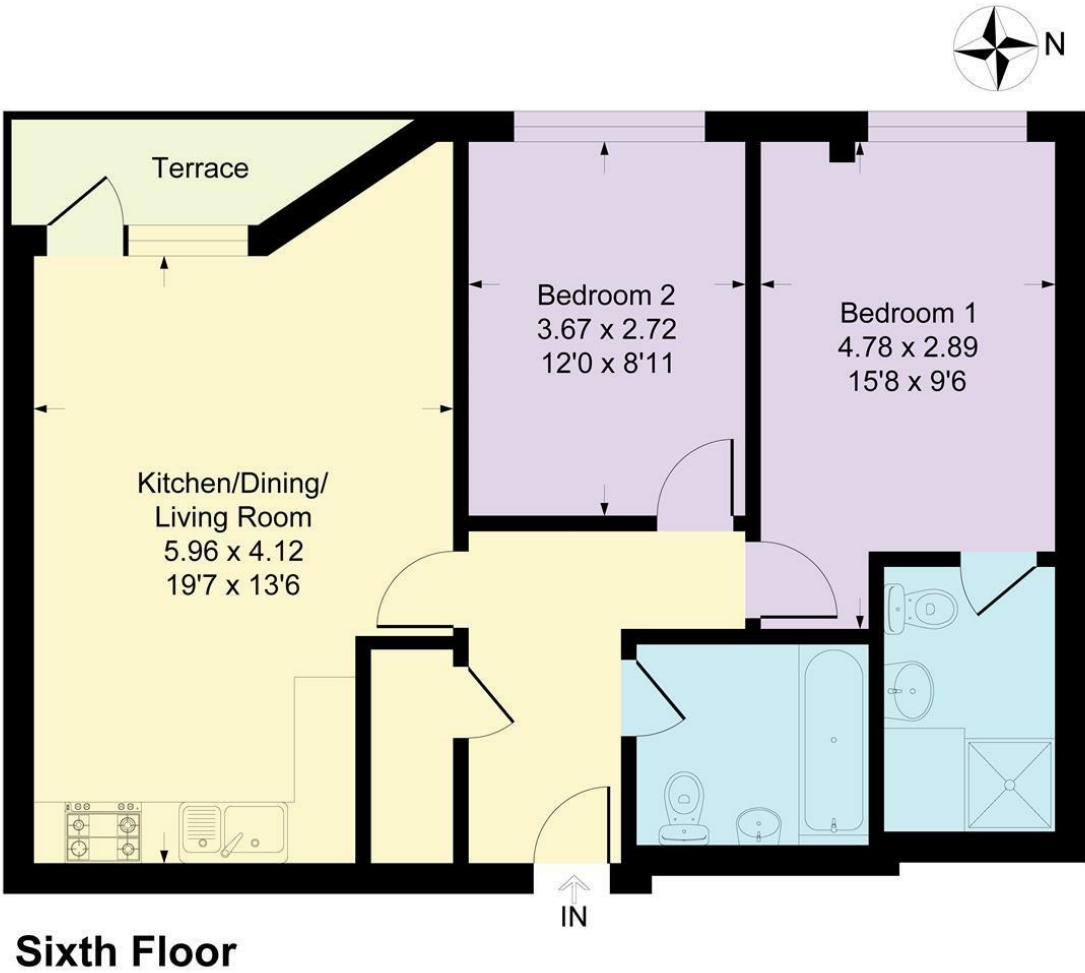


BEDROOM



EN-SUITE

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(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.