

# Ordsall Lane, M5

PROPERTY ADDRESS  
2.10A Block D  
Wilburn Basin Ordsall  
Lane  
Salford  
M5 4XT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



- Total cost of first month: £2,800 (rent & deposit)
- Great location
- Two bathrooms
- Furnished
- River views

This fantastic property comes furnished and briefly comprises of a welcoming entrance hall, a large open plan living, dining and kitchen area with integrated appliances and Juliet balcony, two double bedrooms, one with an ensuite shower room, plus a separate bathroom.

It's in a sought-after riverside location, a short walk into Manchester city centre, with easy access to Salford Quays, Old Trafford, the A57 and M62. Regent Retail Park is on your doorstep and there are excellent transport links.

The property also benefits from an on-site gym, cinema room and concierge.

Available from 8th June subject to acceptable referencing.

Rent: £1,300 per calendar month

Deposit: £1,500

Holding deposit: £300

Please note that some images have been enhanced using CGIs for illustrative purposes only. Viewing is essential.

