



Ordsall Lane | Salford | M5 4XQ

Asking Price £240,000

The
**GOOD
ESTATE**
AGENCY

Ordsall Lane | Salford | M5 4XQ Asking Price £240,000

TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY. Welcome to Rivergate House, an exquisite apartment located in the vibrant Wilburn Basin. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a stylish urban lifestyle.

Spanning an impressive 653 square feet, this apartment features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The property boasts two well-appointed bathrooms, providing both functionality and privacy for residents and guests alike. The heart of the home is a spacious open-plan living area, perfect for entertaining or enjoying quiet evenings in. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Situated on the 18th floor, the apartment offers stunning views of the surrounding area, complemented by a private balcony where you can unwind and take in the sights. Residents will benefit from a 24-hour concierge service, ensuring security and assistance at all times. Additionally, the communal gardens and residents' gym provide excellent amenities for leisure and fitness.

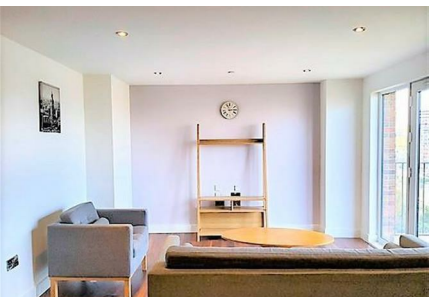
Rivergate House is ideally located on the inner ring road, just a short stroll from the bustling areas of Castlefield and Spinningfields. This prime location offers easy access to a variety of shops, restaurants, and cultural attractions, making it a perfect base for city living.

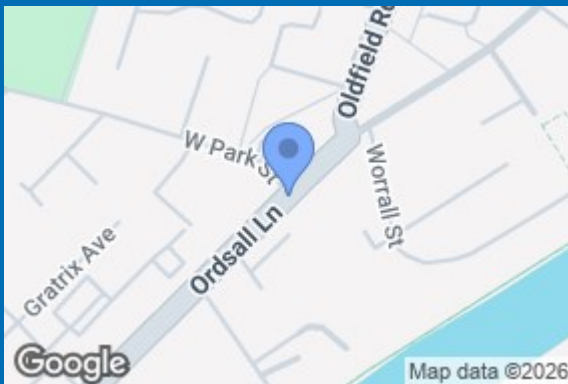
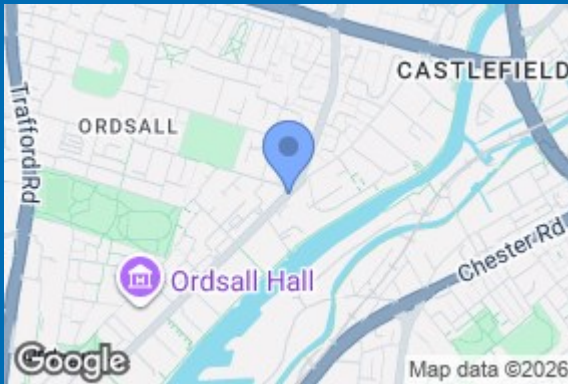
In summary, this apartment at Rivergate House presents a unique opportunity to enjoy contemporary living in a sought-after location. With its spacious layout, modern amenities, and proximity to the heart of the city, it is a property not to be missed

Currently let for £1,300pcm, achieving a rental yield of 6.5%. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING ROOM
- 653 SQ FT
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,300PCM, ACHIEVING A RENTAL YIELD OF 6.5%
- BATHROOM & EN SUITE TO MASTER BEDROOM
- 18TH FLOOR
- BALCONY WITH STUNNING VIEWS
- COMMUNAL GARDENS, RESIDENTS' GYM & CINEMA ROOM







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk