



## **Adelphi Wharf 3, 7 Adelphi Street, Salford, M3 6GH**

**£265 Per Week**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT WITHIN THIS MODERN DEVELOPMENT LOCATED ON THE RIVER IRWELL.

Open plan reception room with modern kitchen, 2 bedrooms and 2 bathrooms.

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

FURNISHED

AVAILABLE FROM NOW.

- ADELPHI WHARF
- 2 BATHROOMS
- AVAILABLE FROM NOW
- CALL NOW FOR A VIEWING
- SALFORD
- LOCATED BY THE RIVER IRWELL
- CENTRAL LOCATION
- 2 DOUBLE BEDROOMS
- CLOSE TO SALFORD CENTRAL STATION
- FURNISHED

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**BEDROOM**



**RECEPTION**



**EN SUITE**



**RECEPTION**



**BEDROOM**



**RECEPTION**

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**BATHROOM**



**ADELPHI WHARF**

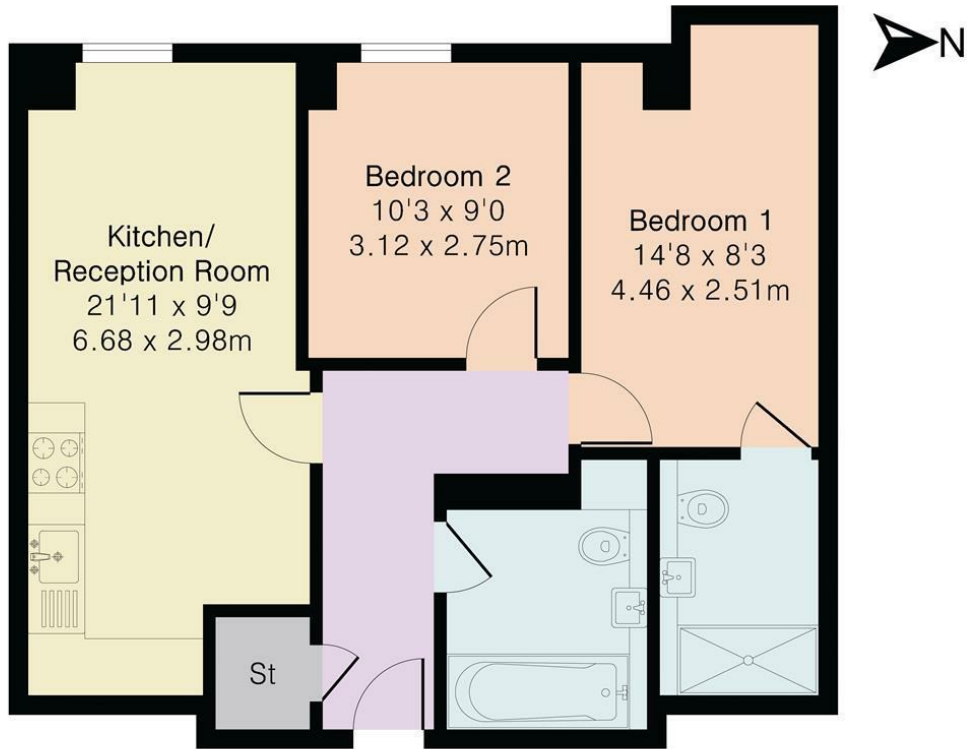


**ADELPHI WHARF**

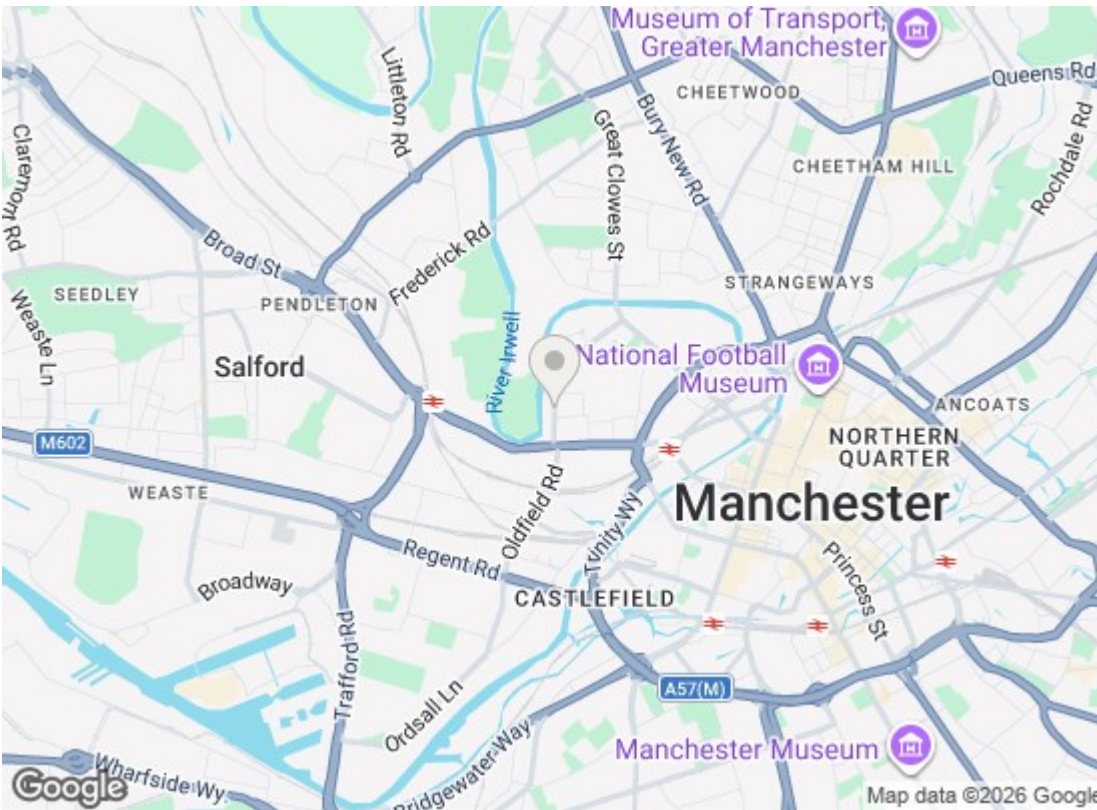


**RIVER IREWLL**

# Approximate Gross Internal Area 624 sq ft - 58 sq m



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.