



Adelphi Wharf, Adelphi Street, Salford, M3 6GH

£335 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

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.

FURNISHED. AVAILABLE NOW.

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- ADELPHI WHARF
- 2 BATHROOMS
- AVAILABLE NOW
- CALL NOW FOR A VIEWING
- SALFORD
- BALCONY WITH PARTIAL VIEWS OF THE RIVER IRWELL
- CENTRAL LOCATION
- 2 DOUBLE BEDROOMS
- CLOSE TO SALFORD CENTRAL STATION
- WELL PRESENTED

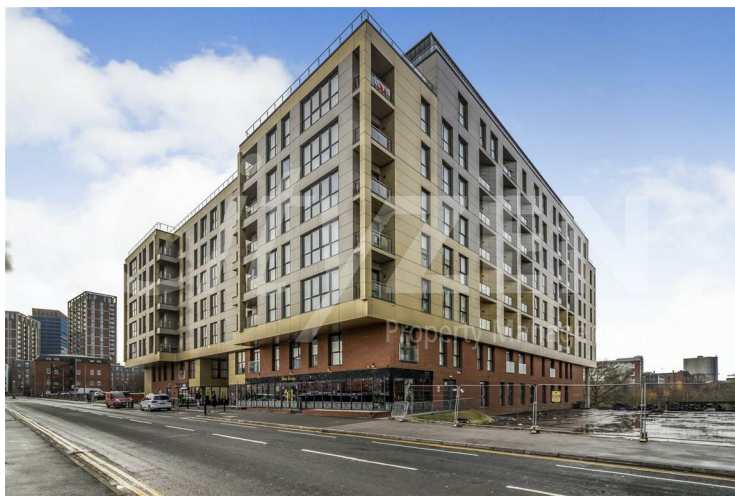
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ADELPHI WHARF



RECEPTION



ADELPHI WHARF



BEDROOM



KITCHEN



BATHROOM

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RECEPTION/KITCHEN



RECEPTION



BALCONY



BEDROOM



BALCONY



BEDROOM

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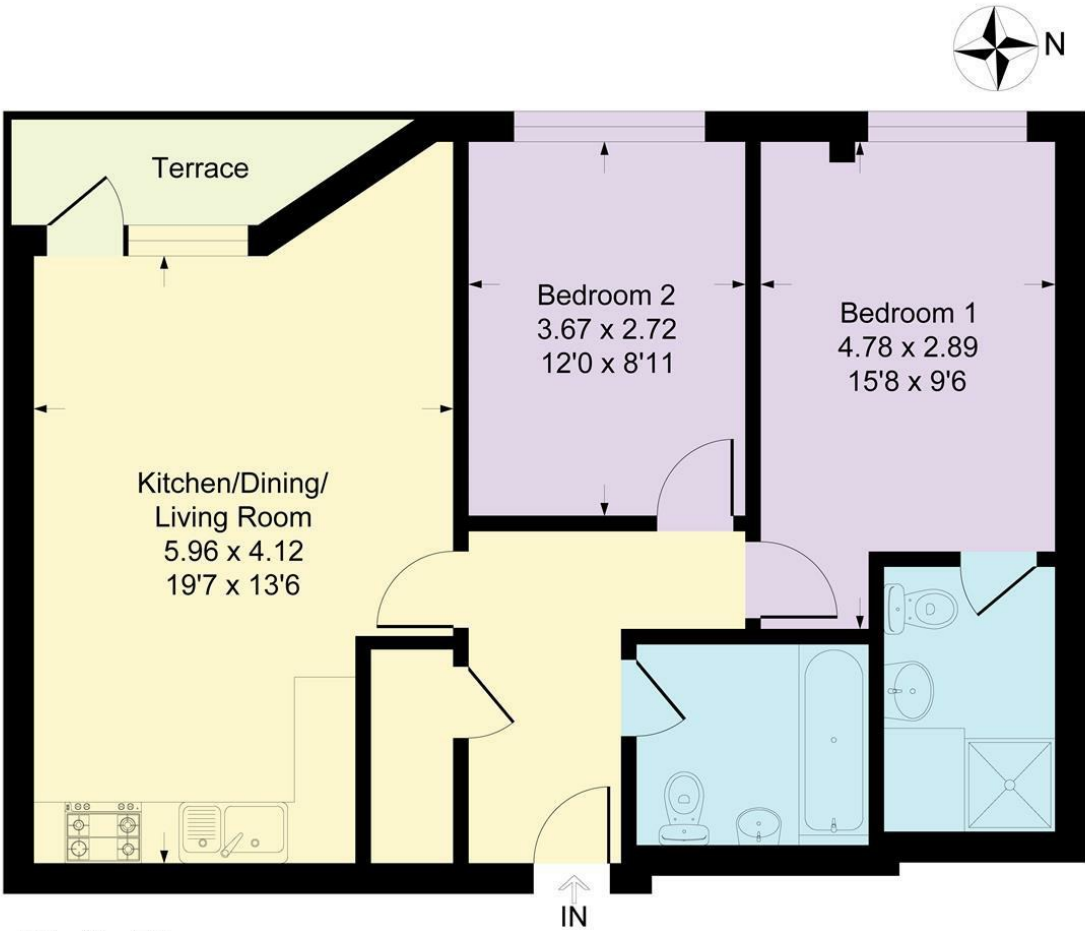


BEDROOM



EN-SUITE

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



Sixth Floor



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.