



# Apt 302 Bridgewater Gate, Woden Street, Salford, M5 4SG

EWS1 IN PLACE - MORTGAGE BUYERS INVITED.

Welcome to this charming One-bedroom apartment on the third floor which is located in the desirable area of Bridgewater Gate, Woden Street, Salford.

Upon entering, you will find a well-appointed reception room, the apartment features one spacious bedroom, designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is thoughtfully designed, offering both functionality and style. The kitchen includes integrated appliances such as, fridge / freezer, oven/hob and extractor fan. The property benefits from being close to local amenities such as regent retail park and local transport links.

This property is also perfect for investors as it has a rental yield of 8.15%

## Price £132,500

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

The location of this apartment is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, including shops, restaurants, and parks. Salford is known for its excellent transport links, making it simple to commute to nearby cities, including Manchester, which is just a short distance away.

This property is an excellent opportunity for those looking to embrace a contemporary lifestyle in a thriving area. With its modern features and prime location, this apartment is sure to attract interest. Do not miss the chance to make this lovely space your new home.

### Hallway

The entrance hall leads to all rooms with storage and storage cupboard housing the hot water heater.

### Lounge / Kitchen

16'0" x 13'1"

The lounge has fitted carpets as well as a floor to ceiling window, electric heater as well as TV access point. The kitchen includes integrated appliances, fridge/freezer, oven / hob and extractor fan.

### Master Bedroom

11'9" x 8'6"

Fitted carpets, electric heater, floor to ceiling window, spotlighting.

## Externally

Concierge. Rooftop Communal area.

## Additional Information

Service Charge - £2,560.00

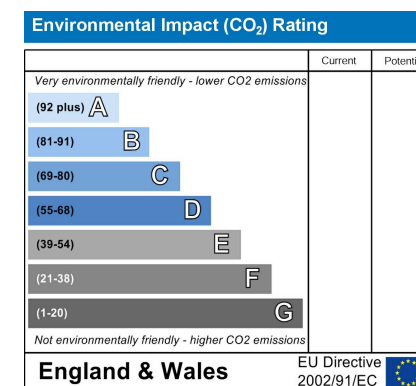
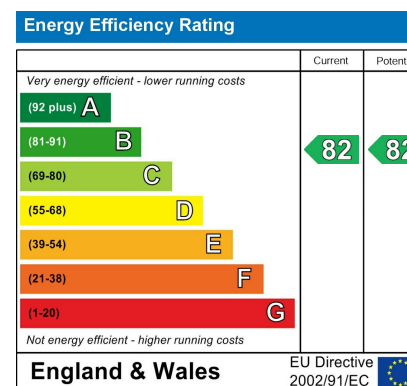
Ground Rent - £240.00

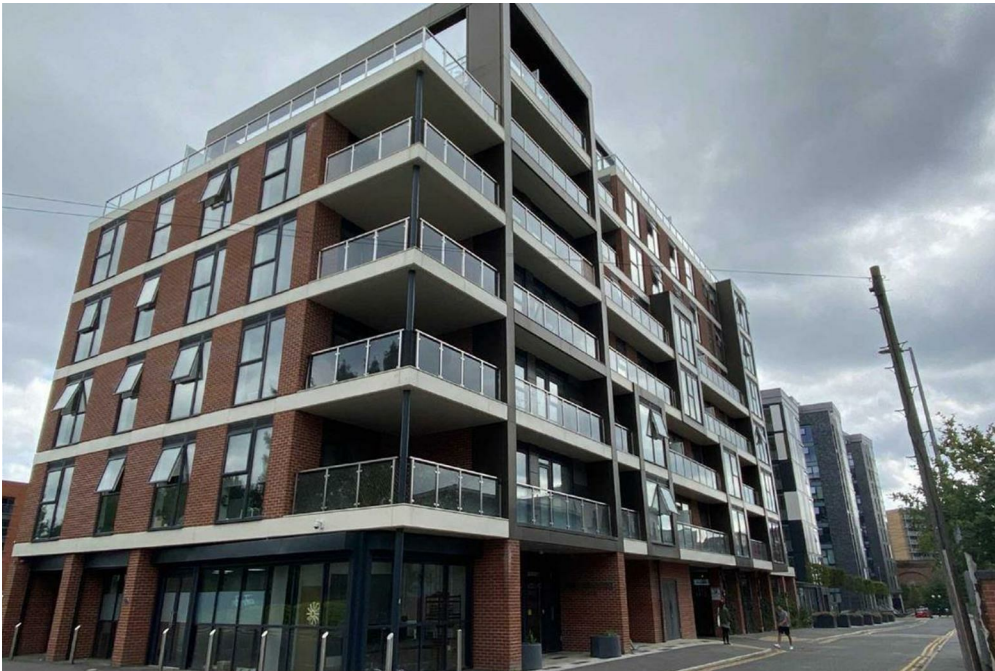
Council Tax - C

EPC- B

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

