



JF
jordan fishwick

Apt A208 Vendor House, Merchants Wharf, Ordsall Lane, Salford, M5 4TT

This contemporary, one bedroom apartment is located on the second floor of a stylish new development! Situated within walking distance of Salford Quays, Media City and Manchester City Centre. Merchants Wharf is a beautifully presented new development that features a concierge, a gym, residents' lounge and a communal gardens! The property is within easy access of wide range of amenities, including bars, shops and restaurants – making it ideal for someone who is looking for their own slice of urban living! As you enter the property you head into a welcoming entrance hallway, from here you will find an open plan kitchen/living room, stylish three-piece bathroom and double bedroom. The property also benefits from secure fob access and a communal lift. Viewing is highly recommended – get in touch to secure your viewing today! NO ONWARD CHAIN.

Price £182,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Spotlights. Cupboard housing washing machine and water tank. Intercom system.

Living Room/Kitchen

21'10" x 9'11"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge with freezer box and microwave. Spotlights and ceiling light. Laminate flooring. Wall mounted heater.

Bedroom

12'1" x 10'2"

Carpet. Wall mounted heater. Spotlights.

Bathroom

Fully tiled. Low level W/C. Bath with rainhead shower over. Sink with mixer tap. Heated towel rail.

Externally

Lifts to all floors. Concierge. Gym and communal living space.

Additional Information

Ground rent - £250 per annum

Service charges - £2728 per annum

Lease - 250 years from 2022

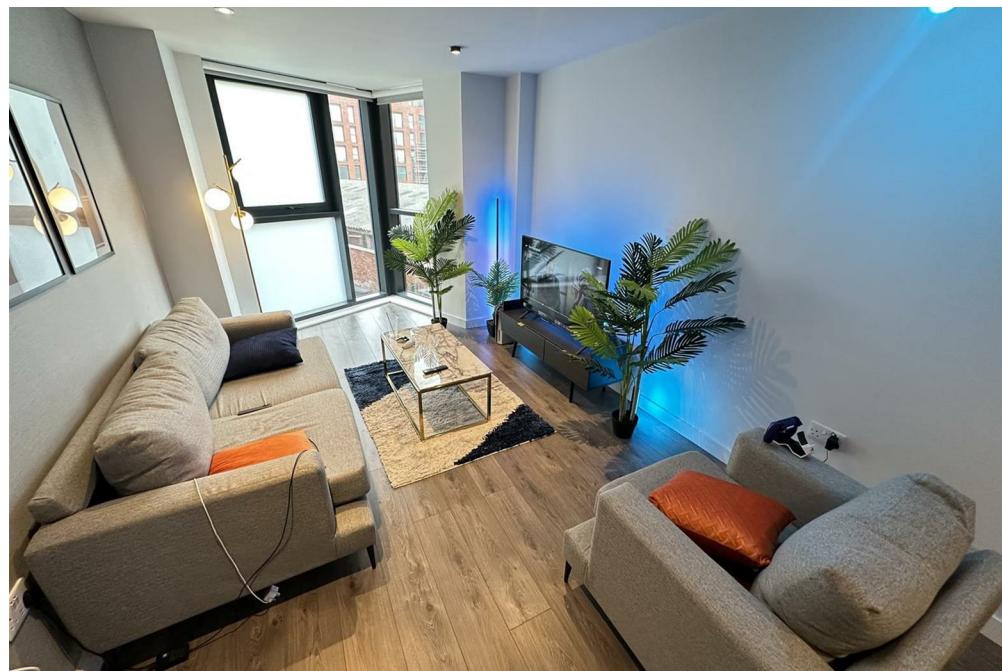
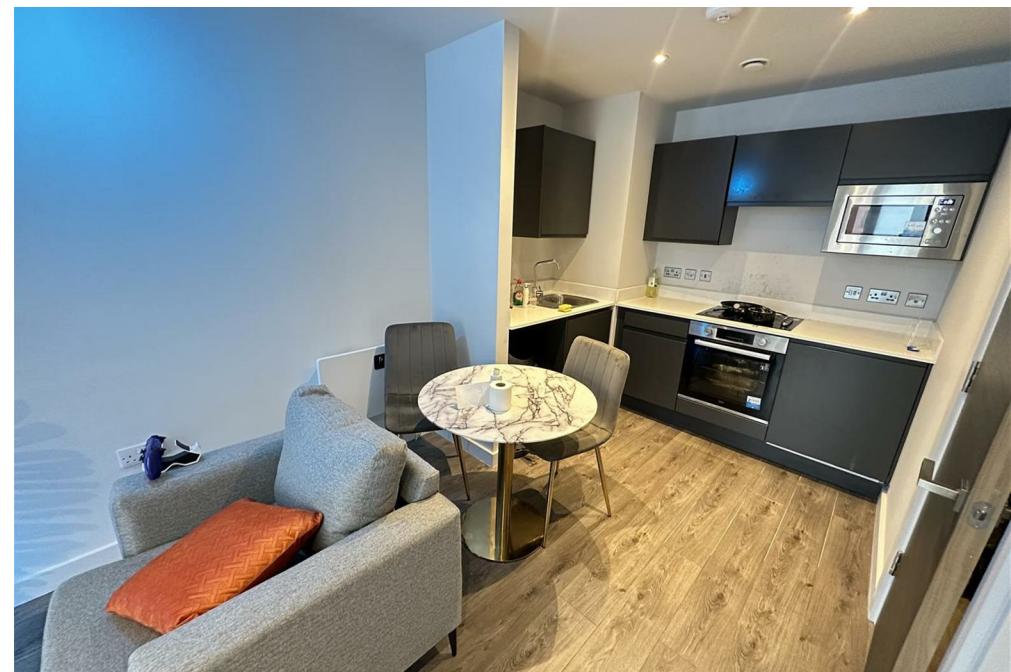
Agent Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	81
(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	



2ND 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

www.jordanfishwick.co.uk

