



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

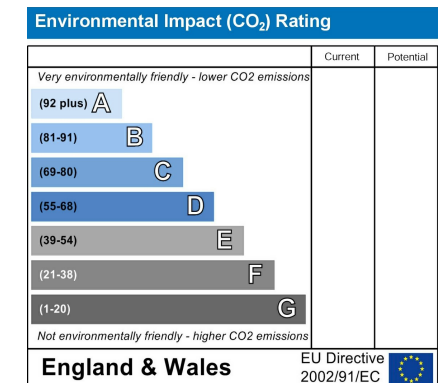
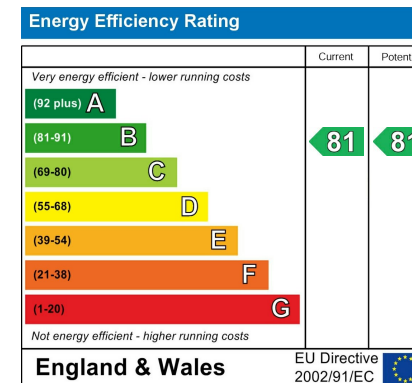
Service charges - £2728 per annum

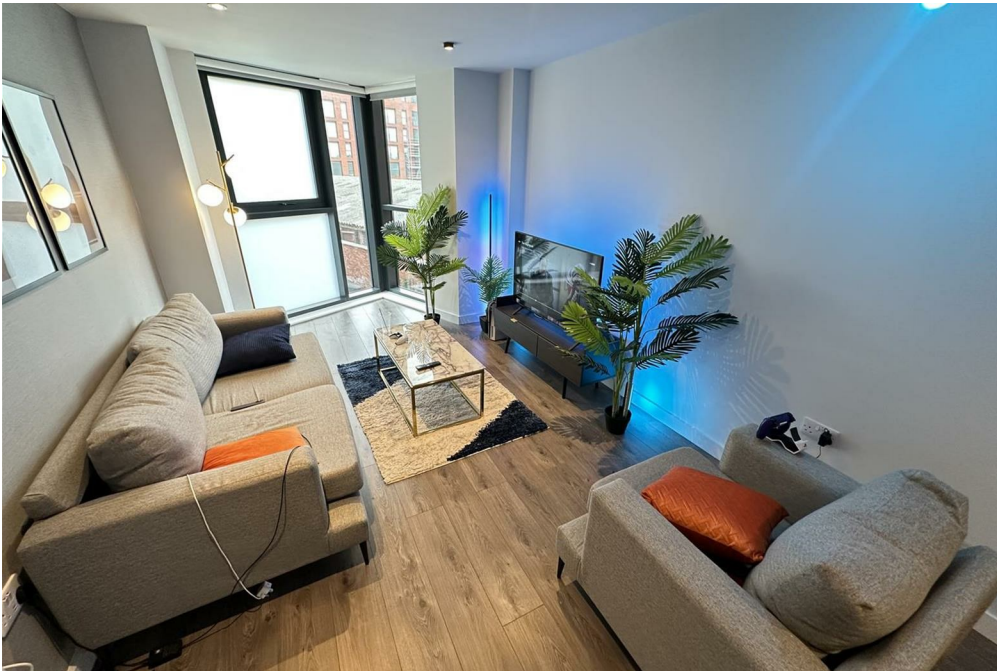
Lease - 250 years from 2022

Agent Note

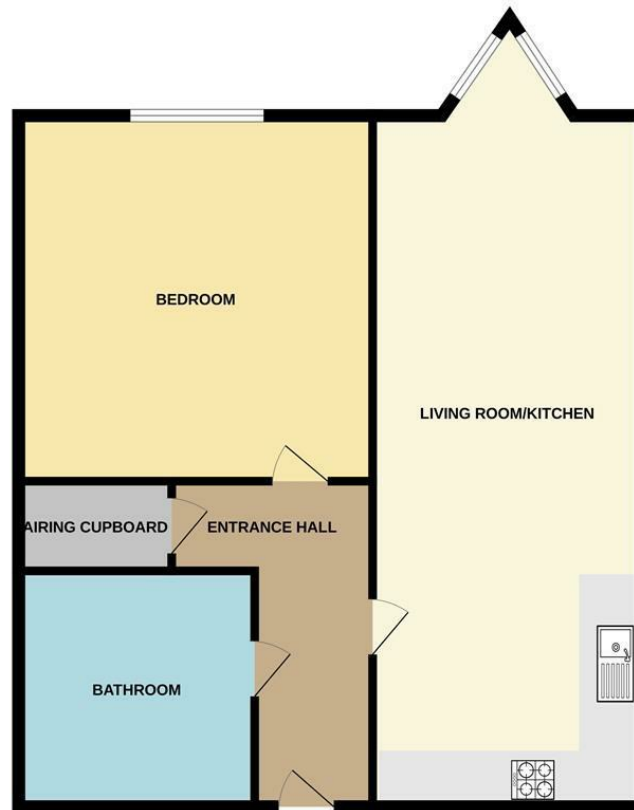
To be able to purchase a property in the United Kingdom all

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.





2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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