



## 20.02 Rivergate House, Wilburn Basin, Salford, M5 4XQ Offers Over £400,000



This spectacular penthouse apartment is perched atop a popular waterside development on the left bank of the The River Irwell and boasts incredible views across Manchester city centre and Salford from its full wrap around balcony. Wilburn Basin is positioned where Manchester meets Salford. It's a short walk from Spinningfields business district and across the river from the new St John's Quarter and Trinity Islands Development. It comprises four distinct blocks varying in height and includes a gym, cinema, residents' lounge, meeting rooms and a hotel style reception with 24 hour concierge. Externally, there are landscaped gardens and seating areas around the river as well as secure gated access. The luxury apartment offers floor to ceiling windows and access to the outside space from all primary rooms. The immaculate accommodation briefly comprises; entrance hallway with two storage cupboards, stunning open plan living room, modern fitted kitchen with integrated appliances, two double bedrooms, luxury bathroom and en suite shower room. The property also includes a secure allocated under croft parking space and will be sold with vacant possession.

- Impressive Two Bedroom Penthouse Apartment
- Large Wrap Around Balcony with Incredible Views Across the City
- Luxury Bathroom + En Suite Shower Room
- 24 Hour Concierge Service
- Residents' Only Gym & Media Room
- Secure Under Croft Parking Space
- No Onward Chain
- EWS1 Form In Place with B1 Rating
- Close to Deansgate - Castlefield Station & Spinningfields
- Sold with Vacant Possession

