



## Apartment 532 Bridgewater Point, Ordsall Lane, Salford, £180,000



**\*\* SOLD WITH VACANT POSSESSION \*\*** A spacious two bedroom apartment situated on the fifth floor of a modern purpose built development on the outskirts of Manchester city centre. The well maintained property boasts floor to ceiling windows look out onto communal gardens and would be an attractive investment for both landlords and first time buyers. Bridgewater Point is a short distance from Regent Road Retail Park, motorway network and Cornbrook tram stop. It also offers easy access to Sainsbury's supermarket and there is a Co Op convenience store within the building. The bright and well proportioned accommodation briefly comprises; entrance hall, open plan living room, modern fitted kitchen with integrated appliances, two double bedrooms (master with built in wardrobes) and a stylish bathroom suite. No onward chain. EPC rating (C)

Lease: 250 years from 2015  
Annual ground rent: £300  
Annual service charge: £2,049.96

- COMMUNAL ROOF TERRACE & COURTYARD
- BRIGHT TWO BEDROOM APARTMENT
- FIFTH FLOOR POSITION
- NO ONWARD CHAIN
- OPEN PLAN LIVING ROOM & FLOOR TO CEILING WINDOWS
- EWS1 FORM IN PLACE
- CLOSE TO REGENT ROAD RETAIL PARK & CORNBROOK TRAM STOP
- EXCELLENT INVESTMENT OPPORTUNITY
- SHORT WALK FROM MANCHESTER CITY CENTRE
- EPC RATING B

