



Wilburn Basin, Salford  
Asking Price £274,950

**Ascend**  
Built on higher standards



## Wilburn Basin, Salford

An amazing investment, with guaranteed rent at 6% gross yield for the first two years after completion!

This fantastic 2 bedroom apartment up for grabs inside this brand new, striking development. Occupying a prime waterside position alongside the River Irwell, this stunning apartment has been built to an incredibly high standard throughout.

Situated just a stone's throw away from the beating heart of Manchester, this property is perfectly placed for both work and play. With cracking transport links like Deansgate train station and the Metrolink close by, the entire city is at your fingertips.

Take a step inside your luxury apartment and you'll find a bright swanky design with modern features and top-of-the-range finishing touches. With superb views across the city from your imposing windows and the added bonus of a super-spacious interior, you'll see that absolutely no stone has been left unturned whilst kitting this apartment out to the standard you'd expect from Manchester city living. It really doesn't get much better than this.

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know the photographs are representative of a show flat specification, so fixtures and fittings may vary.

### Kitchen/living

Open plan lounge with Juliette balcony. Fully integrated high spec kitchen.

### Master Bedroom

Double bedroom, which leads to the three piece en-suite bathroom.

### Bedroom

Double bedroom.

### Bathroom

High spec three piece bathroom suite.

### Bedroom

Double bedroom.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.







