

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Embankment Exchange, Greengate, Salford, M3 7JE

£1,550

STUNNING BRAND NEW FULLY FURNISHED TWO BEDROOM APARTMENT

Keenans are proud to introduce to the rental market this stunning brand new two bedroom apartment, ideally situated in the heart of Greengate, Manchester. This modern development offers a stylish and contemporary living space perfect for urban living.

Don't miss out on this exceptional opportunity. The development includes a state-of-the-art spa, a fully equipped gym and an exclusive residents lounge. Located on the 21st floor it offers stunning views across the City.

Nestled between the River Inwell, Victoria Bridge, and key streets like Chapel Street, Trinity Way, and Blackfriars Road, Embankment Exchange is the newest sought-after address in Greater Manchester. Just moments from the Central Retail District, residents can enjoy easy access to department stores and boutique shops. With Salford Central and Manchester Victoria train stations only an 8-minute walk away, as well as convenient access to the A6042 Ring Road, the location offers exceptional transport links.

The building also offers a state-of-the-art gymnasium, residential lounge, outdoor patio and a spa (opening July/August 2025) all located on the ground floor of the building, 24 HR Concierge that will collect all your parcels & delivery's. Please note council tax band is tbc.

Embankment Exchange, Greengate, Salford, M3 7JE

£1,550

 2  2  1  B

- Brand New Apartment
- Fully Furnished
- Gym and Spa
- Council Tax Band: TBC
- Two Double Bedrooms
- 24 Hour Concierge
- Two Bathrooms
- Open Plan Living
- Residential Lounge
- EPC Rating B

Introduction

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We highly recommend an in person viewing, please contact our Lettings team at your earliest convenience to arrange.

Main Entrance

24 hour concierge, lifts and stairs to all floors.

Apartment Entrance

Hardwood door to apartment.

Open Plan Living Space

24'3 x 12'0 (7.39m x 3.66m)

Double glazed window, double glazed open and tilt window, wall mounted heater, a range of wall and base units, electric hob, 4 ring electric hob, extractor hood, stainless steel one and a half bowl sink, drainer, mixer taps, integrated microwave, dishwasher, fridge freezer, washing machine, intercom, doors to boiler room, bathroom, two bedrooms, TV point and wood effect laminate flooring.

Bedroom One

18'9 x 8'3 (5.72m x 2.51m)

Double glazed window, double glazed open and tilt window, wall mounted heater, dressing area, door to en-suite, TV bracket and TV point and USB charger sockets.

Ensuite

7'5 x 4'7 (2.26m x 1.40m)

Chrome effect heated towel rail, shower cubicle with direct feed rainfall shower head, pedestal wash basin with mixer tap, low level dual flush WC, extractor, shaving point, fully tiled elevations and tiled flooring.

Bedroom Two

16'4 x 8'5 (4.98m x 2.57m)

Double glazed window, double glazed open and tilt window, wall mounted heater, dressing area, door to bathroom, TV point and USB charger sockets.

Bathroom

7'0 x 6'6 (2.13m x 1.98m)

Chrome effect heated towel rail, panel bath with overhead direct feed rainfall shower, mixer taps with separate shower hose. Pedestal sink with mixer tap, low level dual flush WC, Extractor, shaving point, fully tiled elevations and tiled flooring.

INTERNAL

24 Hour Concierge

Gym

Spa

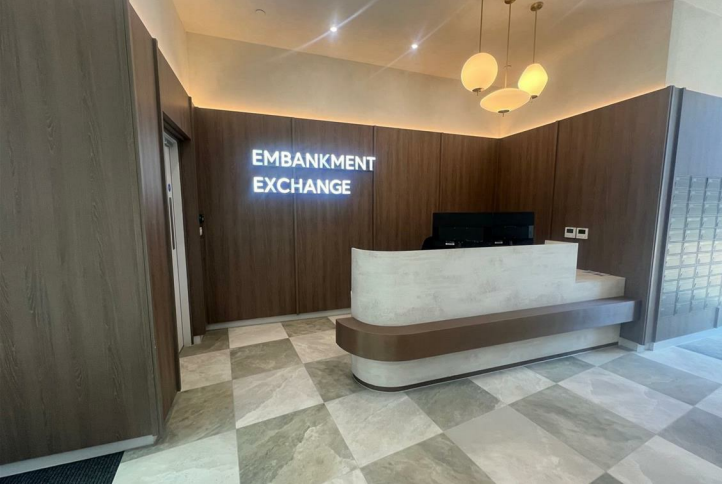
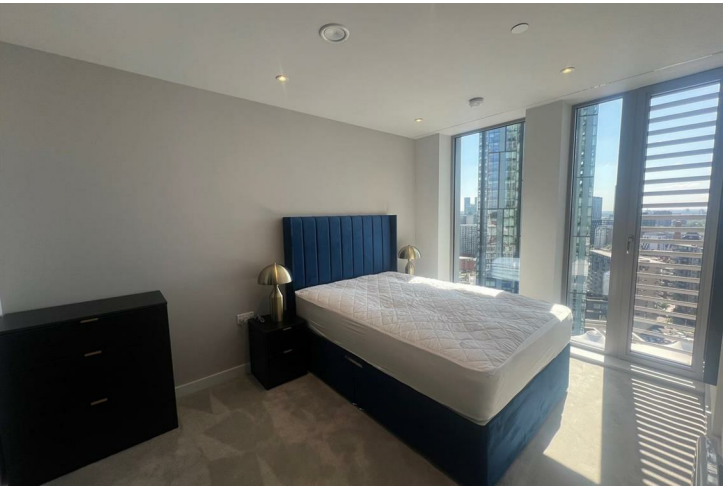
Residential Lounge

EXTERNAL

Outdoor Patio

Agents Notes

Council Tax TBC



Tel: 01616960085

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