



# Block D Wilburn Basin, Ordsall Lane, Salford

£250,000 Leasehold

Two bed city centre apartment

## Description

WE ARE HAPPY TO PRESENT A LOVELY TWO BED TO BATH APARTMENT LOCATED IN THE DEVELOPMENT OF WILBURN BASIN, WHICH ALSO COMES WITH 24HR CONCIERGE, GYM FACILITIES AND MEDIA ROOM.

The property comes with an open plan living, dining and kitchen area, two double beds, one with en-suite and a family bathroom and there is also a balcony of the main living area. The development is situated across the road from Regent Park where you will be able to find all you needed amenities such as Sainsburys, Boots and a JD Gym.

The building is also within walking distance to Manchester city centre where you will find all means of public transport, local bars, restaurants and retail stores.

Council Tax Band: C

Tenure: Leasehold (240 years)

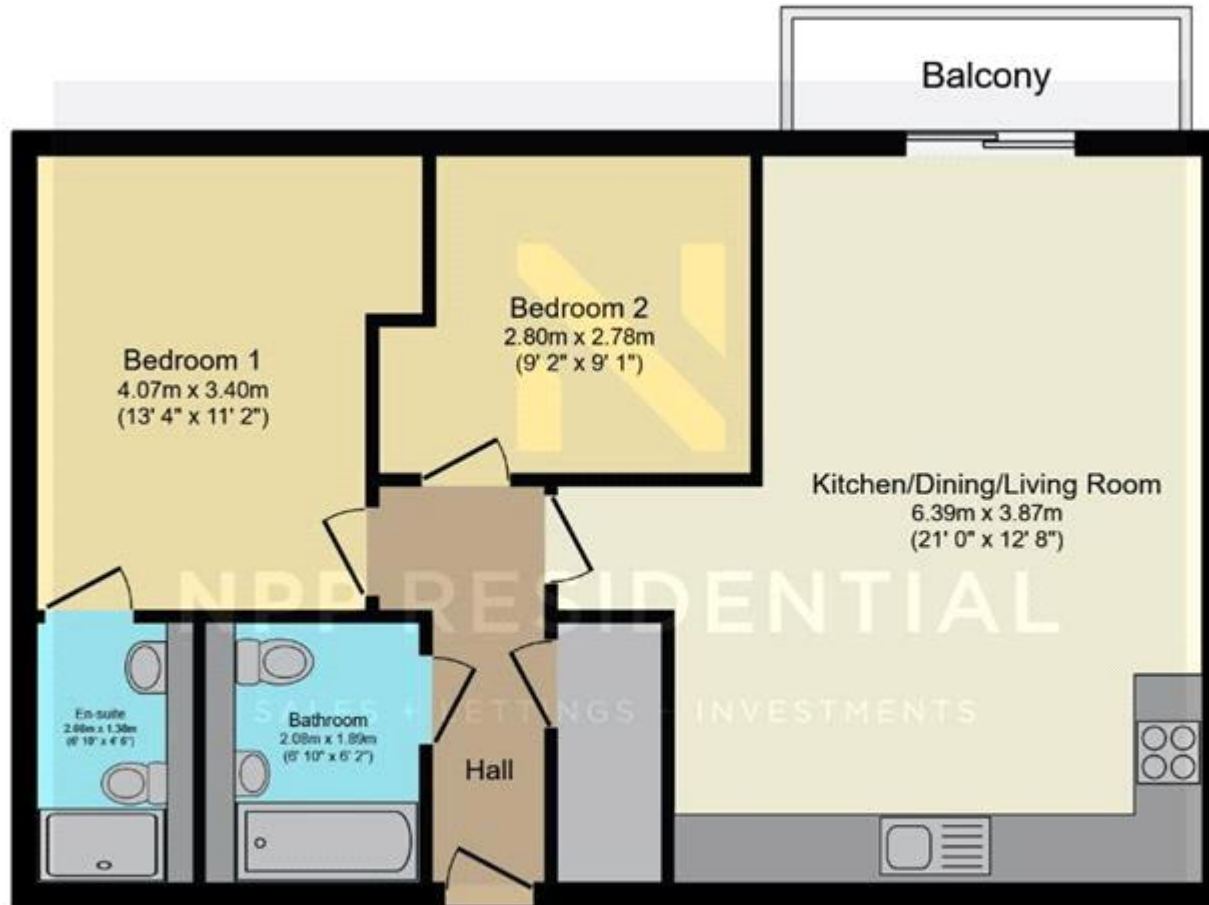
Ground Rent: £400 per year

Service Charge: £1,400 per year

## Tenure

Leasehold





## Floor Plan

Total floor area 65.5 sq.m. (705 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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