



# Affinity Living Riverside, Quay Street, Salford

£325,000 Leasehold

2-bedroom apartment

## Description

**\*CASH BUYERS ONLY\*** Welcome to this sleek and contemporary 2-bedroom apartment, perfectly situated in the heart of Salford. This urban sanctuary offers a blend of modern design and convenience, ideal for city living.

As you enter the apartment, you're greeted by an open-plan living space featuring large floor-to-ceiling windows, flooding the area with natural light and offering stunning views of the canal. The living area is spacious with a neutral colour palette that complements the high-quality finishes throughout.

The kitchen is equipped with state-of-the-art appliances, including an integrated oven, induction hob, fridge freezer and dishwasher. Sleek cabinetry and ample counter space make this kitchen as functional as it is stylish, perfect for cooking and entertaining.

Both bedrooms are generously sized, with plenty of space for wardrobe furniture. Each features large windows that offer plenty of natural light and stunning views. The two bathrooms offer a unique blend of style and functionality, ensuring comfort and convenience for residents and guests alike.

Residents of this building enjoy access to exclusive amenities such as a gym, large social spaces with cinema snugs, in-house cafes, co-work tables, and leafy terraces. Enjoy regular resident events and



hosting a dinner party or movie night with the free-to-use social space.

The location offers unparalleled convenience, with a wealth of shopping, dining, and entertainment options just steps away. Excellent public transport links ensure easy access to all parts of the city and beyond.

Experience the best of urban living in this modern 2-bedroom apartment, where comfort meets style in one of Manchester's most vibrant neighbourhoods.

Tenure: Leasehold (246 years)

Ground Rent: £631.07 per year

Service Charge: £3,335.76 per year

## **Tenure**

Leasehold



## Floor Plan

Floor area 68.0 m<sup>2</sup> (732 sq.ft.)

**TOTAL: 68.0 m<sup>2</sup> (732 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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