




Wilburn Basin, Ordsall  
Lane, Salford  
£1,350 pcm

AVAILABLE MAY,  
UNFURNISHED with  
PARKING.

NPP Residential is delighted to offer this STUNNING, two bedroom UNFURNISHED apartment situated in the sought after Wilburn Basin development. This fantastic apartment benefits from a 24 hour concierge, onsite gym and cinema room.

- Unfurnished
- Juliet balcony
- Allocated parking
- 24 Hour Concierge
- Gym
- Cinema Room
- Fob entry
- Close to major transport links
- Available end of May

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>	<b>85</b>	<b>85</b>
<b>(69-80) C</b>		
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	NPPR0092 Council Tax Band: C
Additional Information	Deposit: £1,557.69 Holding Deposit: £311.53 Parking options: Off Street

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.