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# Embankment Exchange, Salford

£359,950 Leasehold

2 bed 2 bath apartment

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## Description

Situated in the vibrant and sought-after Greengate area of Salford, this brand new 2-bedroom, 2-bathroom apartment offers the ultimate in contemporary city living. Located in the prestigious Embankment Exchange development, a striking residence inspired by New York's iconic skyscrapers.

From the moment you step inside, the attention to detail is clear. The open-plan living space is finished with high-quality herringbone flooring, expansive floor-to-ceiling windows that flood the apartment with natural light, and a sleek, fully-fitted kitchen with integrated appliances. Both bedrooms are generously sized and have access to their own bathrooms and a spacious walk-in wardrobe, offering both functionality and indulgence.

Residents will also benefit from exclusive access to a range of five-star facilities, set for completion later this year. These include a state-of-the-art gym, serene spa, indoor swimming pool, and a stylish residents' bar - perfect for unwinding or socialising.

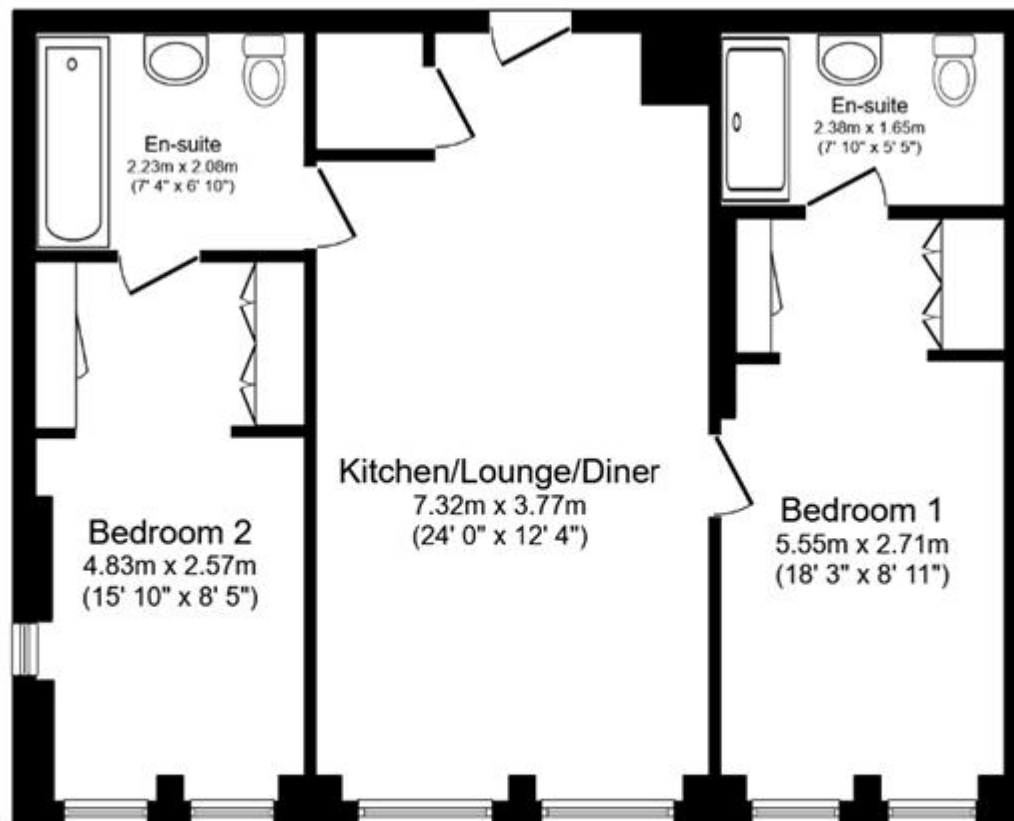
Whether you're a professional seeking a premium home in a prime location or an investor looking for a standout property in one of Manchester's fastest-growing areas, this apartment delivers on every front.

Council Tax Band: TBC (Manchester City Council)



Tenure: Leasehold (999 years)  
Service Charge: £3,020.91 per year  
Ground rent - TBC

**Tenure**  
Leasehold



### Floor Plan

Floor area 67.7 sq.m. (729 sq.ft.)

Total floor area: 67.7 sq.m. (729 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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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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