



Wilburn Basin, Orsdall Lane

£500,000 Leasehold

Stunning Penthouse

Description

This spectacular corner PENTHOUSE apartment is a rare opportunity within the highly sought-after Wilburn Basin development. Perched on the 11th floor, this exceptional property offers an unrivalled blend of luxury, space, and convenience - perfect for those seeking a vibrant city lifestyle with a touch of sophistication. Complete with TWO secure PARKING spaces, a large wrap-around terrace boasting stunning panoramic city views, and access to premium on-site facilities including a 24-hour concierge service, resident gym, and private cinema room, this apartment truly has it all.

Immaculately presented to a high standard, this penthouse showcases the very best of stylish, modern city living. The spacious open-plan kitchen and living area features floor-to-ceiling windows that flood the space with natural light, creating a bright and airy atmosphere throughout. Patio doors lead seamlessly out to the expansive terrace - ideal for entertaining or simply relaxing while taking in the city skyline. The apartment comprises two generously sized double bedrooms, with the master bedroom benefiting from a stylish private en-suite. A sleek three-piece main bathroom completes the accommodation, making this home both functional and beautifully designed.

Situated across the road from Regent Park, where you will be able to find amenities such as Sainsbury's, Boots, TK Maxx, and a JD



Gym. Perfectly positioned just moments from the heart of Manchester city centre, Wilburn Basin offers outstanding connectivity and lifestyle benefits. The Cornbrook Metrolink station is just a short walk away, providing fast and easy access to all corners of the city and beyond. For those commuting by car, excellent motorway links are also close at hand. Residents will also enjoy being just a 10-minute stroll from Manchester’s bustling centre, where a wide array of shops, restaurants, cafes, and bars await.

Council Tax Band: E (Salford City Council)
Tenure: Leasehold (242 years)
Ground Rent: £400 per year
Service Charge: £3,317.94 per year
Parking options: Off Street, Residents, Underground

Tenure
Leasehold



Floor Plan

Floor area 99.5 sq.m. (1,071 sq.ft.)

Total floor area: 99.5 sq.m. (1,071 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](https://www.propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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