



# Wilburn Basin, Orsdall Lane

£254,800 Leasehold

2-bedroom, 2-bathroom apartment

## Description

This stunning 2-bedroom, 2-bathroom apartment is located in the highly sought-after Wilburn Basin development, offering the perfect blend of luxury, convenience, and lifestyle. With a 24-hour concierge, onsite gym, cinema room, and a designated parking space, this is city living at its finest.

Inside, the apartment boasts a spacious open-plan living and kitchen area with integrated appliances and floor-to-ceiling windows leading to a private balcony. Both double bedrooms are generously sized, with the master featuring a sleek en-suite bathroom. High-end finishes include warm walnut-effect flooring, plush bedroom carpets, and a modern, light-filled design throughout.

Perfectly positioned across from Regent Park retail park - with Sainsbury's, Boots, TK Maxx, and JD Gym just steps away, this prime location is also within easy walking distance of Manchester city centre, public transport links, bars, restaurants, and shops.

This apartment is an excellent choice for both homebuyers and investors, delivering a strong rental return of 6.3% in a desirable, high-demand area.

Council Tax Band: C (Salford City Council)

Tenure: Leasehold (240 years)

Ground Rent: £300 per year

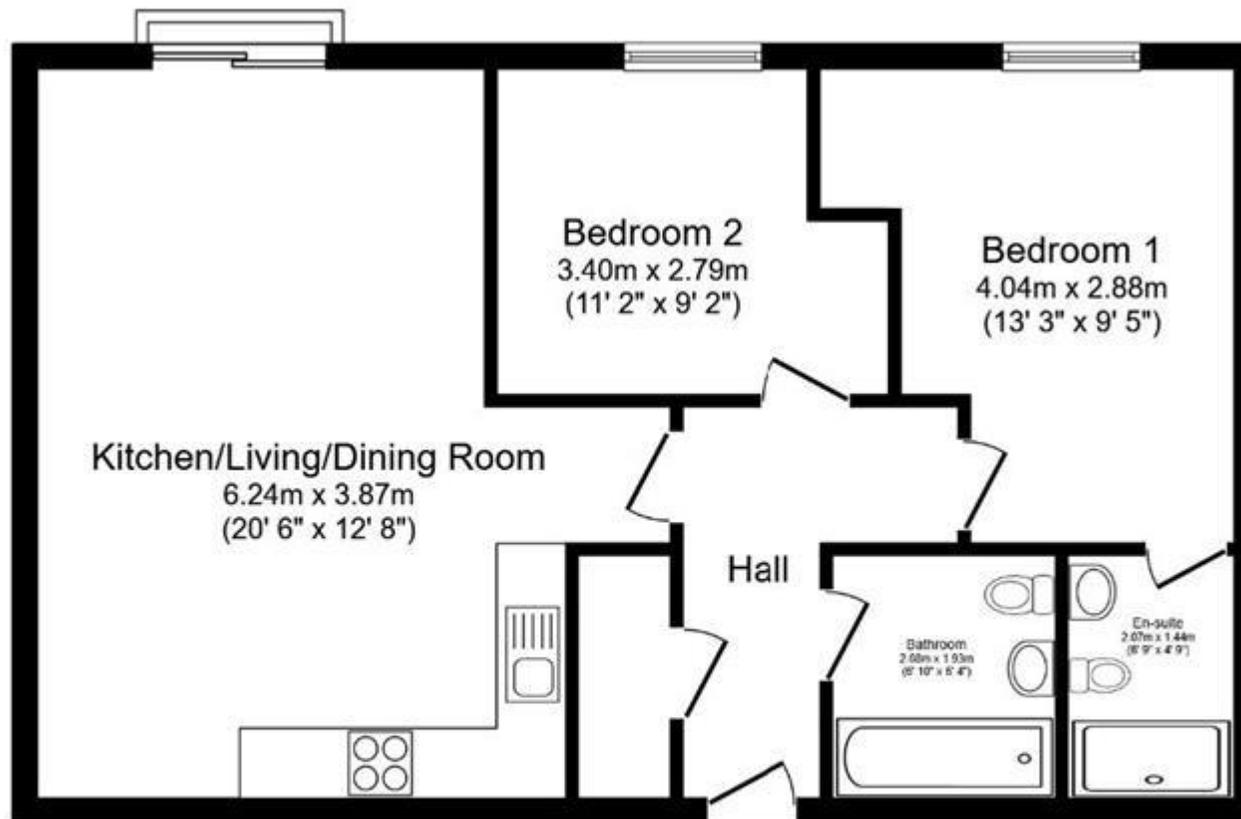


Service Charge: £1,973.22 per year

Parking options: Off Street

**Tenure**

Leasehold



### Floor Plan

Floor area 64.6 sq.m. (695 sq.ft.)

Total floor area: 64.6 sq.m. (695 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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