



Wilburn Basin, Salford

2 bedroom apartment for sale

Offers Over £260,000 Leasehold

Description

This is a well-presented 2-bedroom, 2-bathroom apartment located on the 18th floor of the popular Wilburn Basin development, featuring its own private balcony and far-reaching views across the city.

The property comprises a spacious open-plan living and kitchen area with integrated appliances, complemented by floor-to-ceiling windows that maximise natural light and make the most of the elevated position.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a contemporary en-suite, in addition to a modern main bathroom. The apartment is finished to a high standard throughout, including walnut-effect flooring, soft carpeted bedrooms, and a bright, modern interior.

Residents of the development benefit from a 24-hour concierge service, as well as access to an on-site gym and cinema room, providing a strong lifestyle offering.

The development is ideally situated opposite Regent Retail Park, with a range of amenities including Sainsbury's, Boots, TK Maxx and JD Gym all within close proximity. It also offers convenient access to Manchester city centre, excellent transport links, and a wide selection of bars, restaurants and shops.



Council Tax Band: C (Salford City Council)

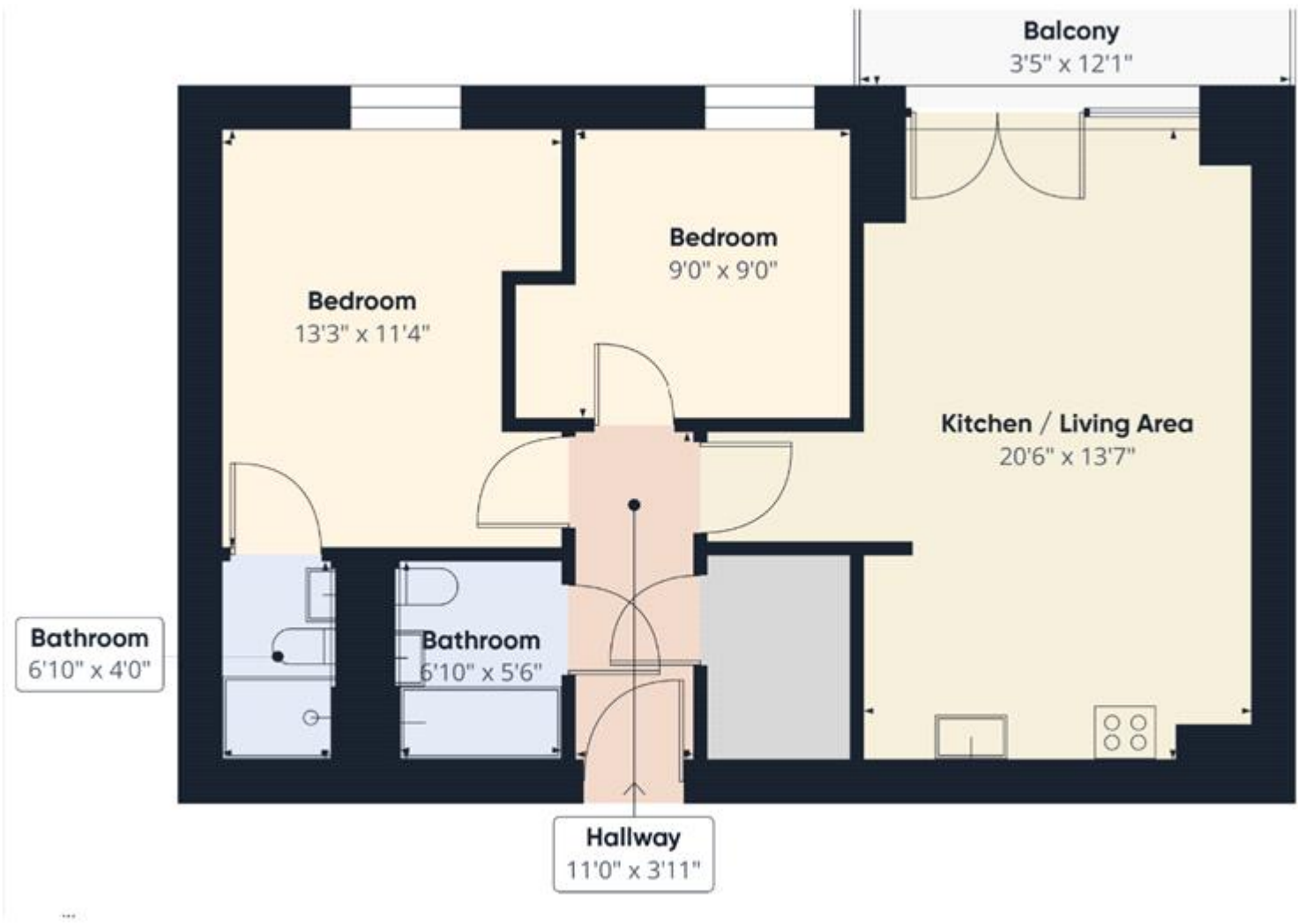
Tenure: Leasehold (238 years)

Ground Rent: £300 per year

Service Charge: £1,971.1 per year

Tenure

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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