

407 Bridgewater Point, Ordsall Lane, Salford, M5 4TX

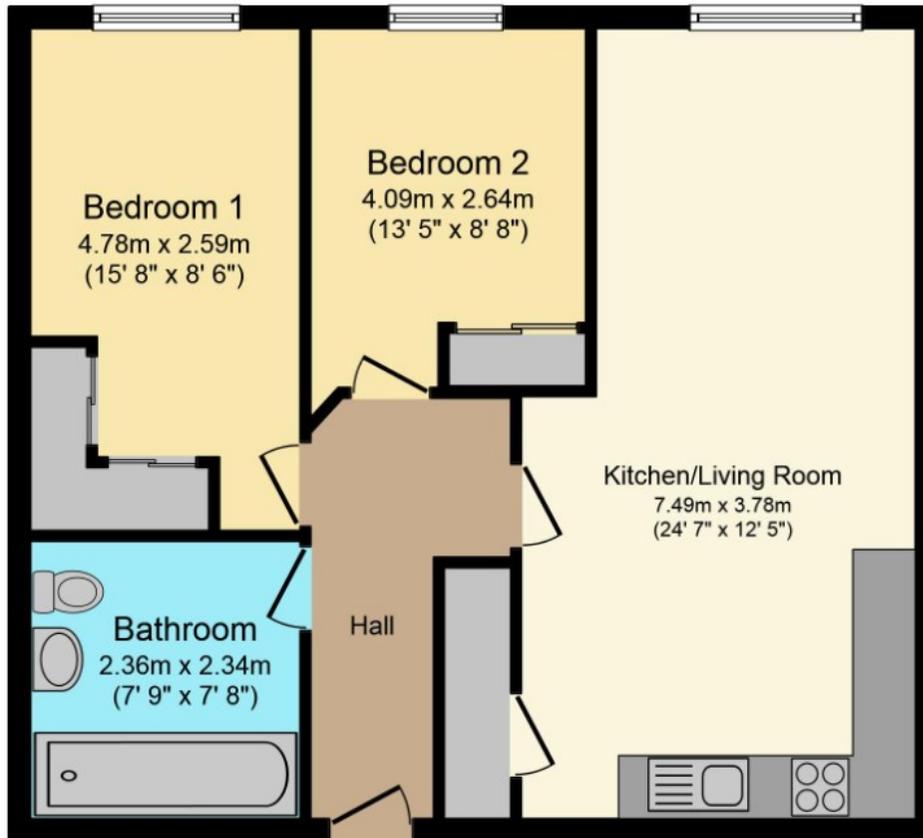
£1,200

Council Tax Band: C

ORLANDO REID  
— MANCHESTER —



Available Now, This newly refurbished two double bedroom apartment, situated on the fourth floor of the stunning Bridgewater Point development from Fortis. Located within easy walking distance of Manchester City Centre and Salford Quays, offering easy access to all local amenities, great public transport links and the motorway network via Regent Road. The property briefly comprises of - two double bedrooms, bathroom, large open plan living/dining/kitchen area, access to communal gardens and roof terrace.



**Floor Plan**

Total floor area 64.0 sq. m. (689 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 82        |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |