



Apartment 305 Bridgewater Gate, Woden Street, Salford, £196,000



**** EWS1 FORM IN PLACE WITH B1 RATING ** DEED OF VARIATION IN PLACE ** MORTGAGE BUYERS WELCOME **** A superb two bedroom apartment boasting a south facing aspect from its full length balcony in this modern purpose built development equidistant to Manchester city centre and Salford Quays. Bridgewater Gate is positioned off Ordsall Lane in a convenient location close to Regent Road Retail Park and offers easy access to the motorway network. It also has a communal roof garden for all residents. The bright and inviting property is located on the third floor and briefly comprises; entrance hallway, open plan living room with access to the full length balcony, stylish kitchen with gloss finish and integrated appliances, two double bedrooms (master with en suite shower room and further access to the balcony) bathroom suite and two useful storage cupboards. No onward chain. EPC rating (B)

- Third Floor Position
- Bathroom + En Suite Shower Room
- Modern Development
- Equidistant to Manchester City Centre & Media City
- Communal Roof Garden
- Bright Two Bedroom Apartment
- Full Length Balcony
- Open Plan Living Room
- Close to Regent Road Retail Park
- No Onward Chain

