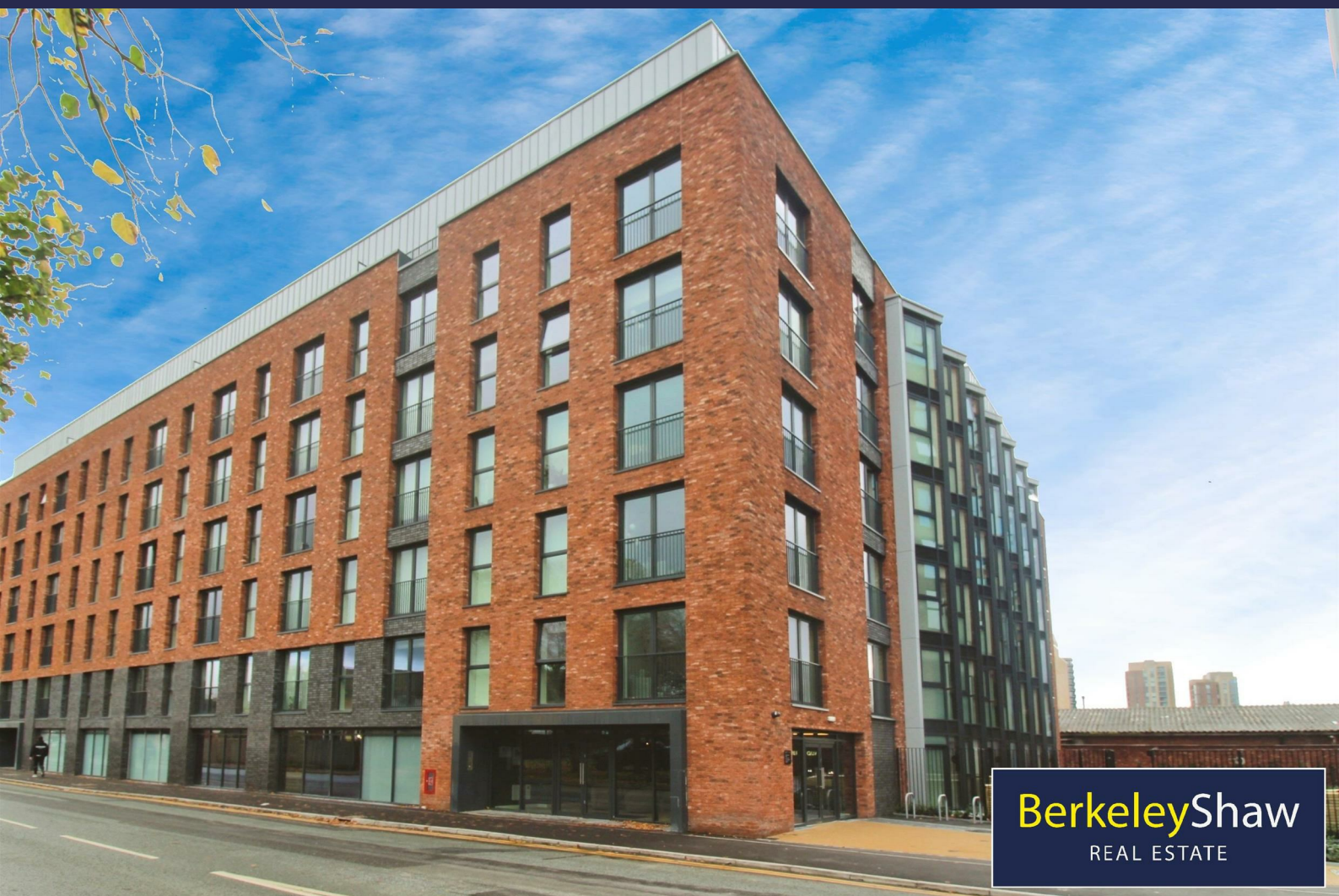




## Merchants Wharf, 221-223 Ordsall Lane, Salford, Manchester M5 4UZ

### £1,000 PCM

Welcome to Merchants Wharf, a stunning new development located in the heart of Salford. This exquisite ONE BEDROOM FURNISHED apartment TO LET offers a perfect blend of modern living and convenience.

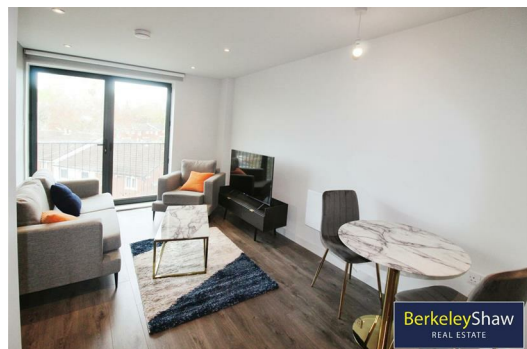
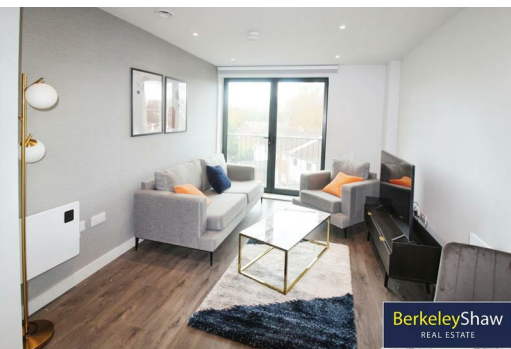
Upon entering, you are greeted by a spacious reception room that is ideal for entertaining guests or simply relaxing after a long day. The bedroom is cosy and inviting, providing a peaceful retreat for rest and relaxation.

The property boasts a well-appointed bathroom, perfect for unwinding with a luxurious bath or a quick refreshing shower.

Situated in a vibrant area, this apartment is perfect for those looking to experience city living at its finest. With easy access to local amenities, restaurants, and transport links, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Merchants Wharf.

Deposit: £1153  
Minimum Term: 12 months  
Council Tax Band: TBC



## Hallway

Entrance Door, laminate flooring, Utility cupboard housing water cylinder and washing machine

## Open Plan Lounge Kitchen

Double glazed windows, laminate flooring, furnishings in lounge include 2 seater sofa, arm chair, rug, coffee table, small dining table and 2 chairs, tv stand and TV, itchen comprises of an range of fitted base and wall units, under counter fridge with icebox, electric cooker and hob, extractor hood stainless steel sink with mixer taps, electric panelled wall heater

## Bedroom

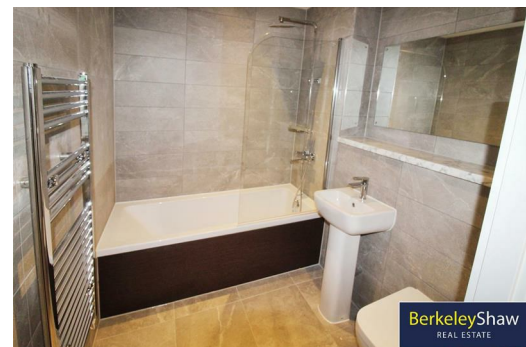
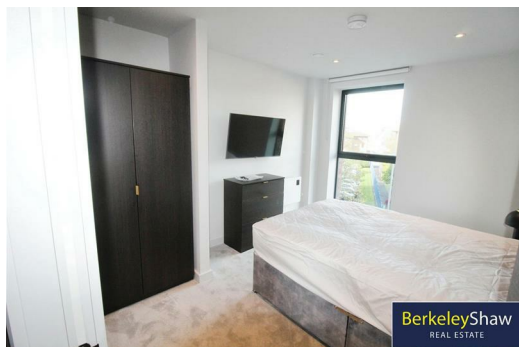
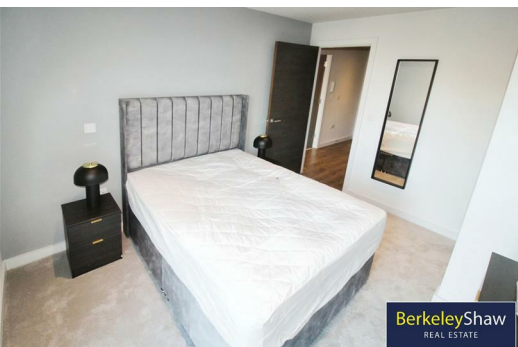
Double glazed window, carpet, electric panelled wall heater. Furnishings include double bed headboard and mattress, wardrobe, chest of drawers, 2 bedside tables and wall hung TV

## Bathroom

Fully tiled walls and flooring, panelled bath with shower over, glass shower screen, sink and low level w.c. wall mirror. ladder towel rail

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (55-68) D                                   |                         |                                                                                     |
| (39-54) E                                   |                         |                                                                                     |
| (21-38) F                                   |                         |                                                                                     |
| (1-20) G                                    |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                     |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                     |
| (92 plus) A                                                     |                         |                                                                                     |
| (81-91) B                                                       |                         |                                                                                     |
| (69-80) C                                                       |                         |                                                                                     |
| (55-68) D                                                       |                         |                                                                                     |
| (39-54) E                                                       |                         |                                                                                     |
| (21-38) F                                                       |                         |                                                                                     |
| (1-20) G                                                        |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
| England & Wales                                                 | EU Directive 2002/91/EC |  |



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