



HENRY  **WILTSHIRE**



www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

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Derwent Street, Salford, M5 4SR

Guide Price £185,000

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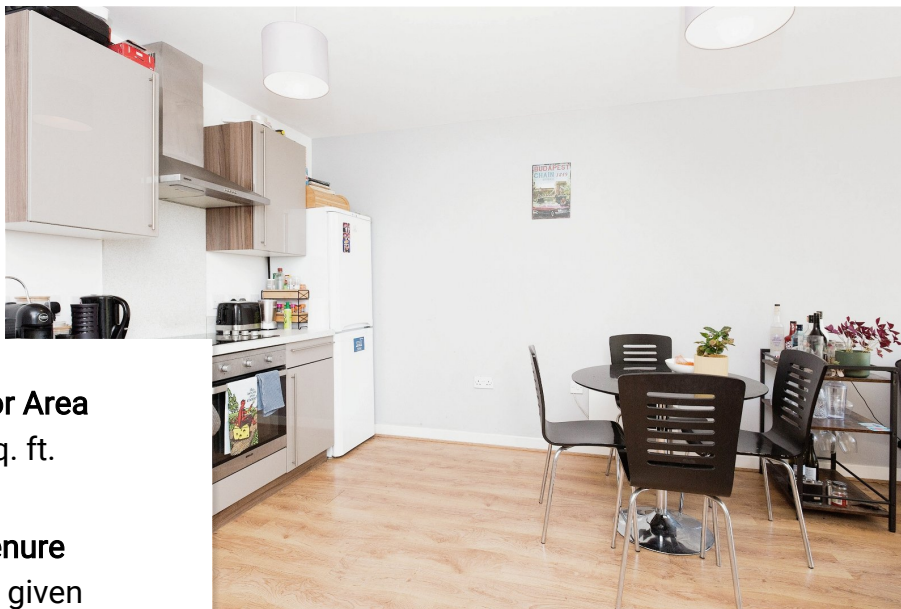


Delaney Building forms part of the Lowry Wharf development set along the banks of the River Irwell in Salford. This modern apartment block offers versatile living accommodation and gives easy access to Manchester City Centre, Salford and The Quays plus the wider Northwest network of motorways.

Located on the second floor the apartment comprises of : Communal entrance with lifts to all floors, entrance hall with storage cupboard housing the hot water cylinder and washing machine, open plan living area with Juliette balcony, a well appointed integrated kitchen, two double bedrooms with the main having an en-suite shower room plus further main bathroom with three piece suite in white with shower over the bath.

Externally the building is set within secure grounds being accessed via a fob and complete with an allocated parking space.



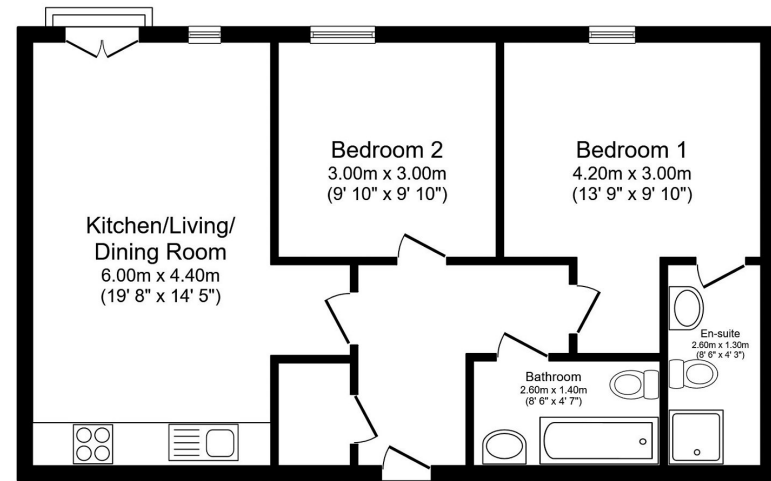


Floor Area
sq. ft.

Tenure
Not given

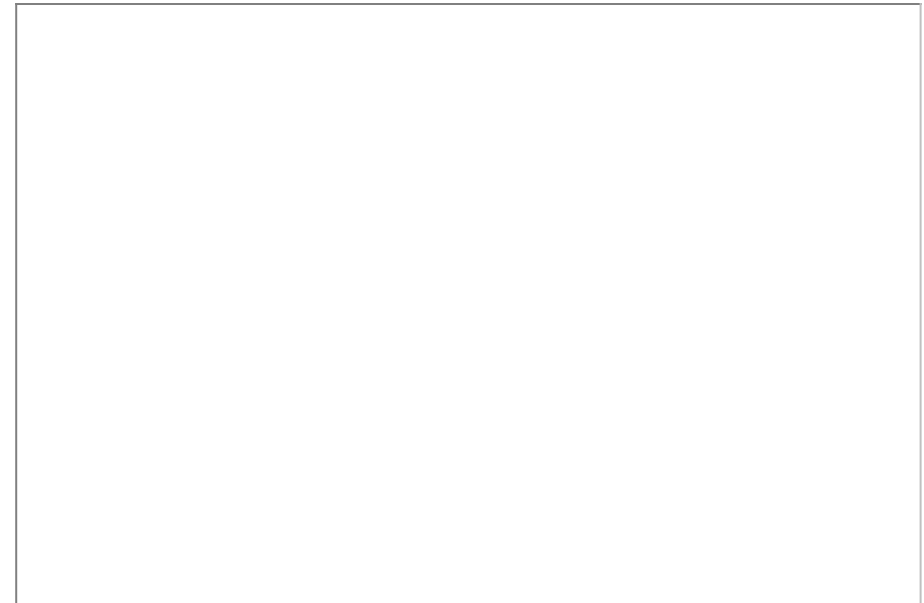
Service Charge
£1689 per annum

Ground Rent
£250 per annum



Total floor area 59.8 sq.m. (644 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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