



**Epic Property Consultancy Ltd.**



# Bridgewater Point

M5 4TD Manchester

## Bridgewater Point Ordsall Lane

, Salford, M5 4TD

£165,000

- High Specification Fixtures and Furnishings
- Modern Development with Roof Top Terrace and Landscape Garden
- Open Plan Living and Dining
- EWS1 Approved
- Nearly 7% Rate of return

### Viewing

Please contact our Epic Property Consultancy Ltd Office on 07827 130135 if you wish to arrange a viewing appointment for this property or require further information.



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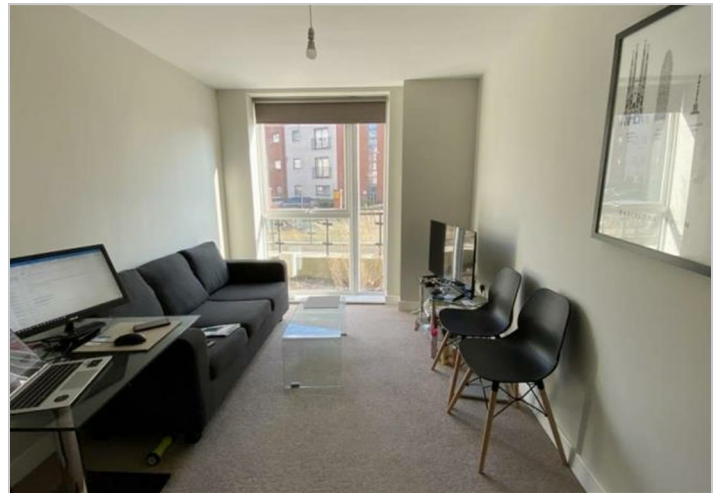
## Floor Plan



| Energy Efficiency Rating                    |              | Current | Potential |
|---|--------------|---------|-----------|
| Very energy efficient - lower running costs |              |         |           |
| (92 plus) <b>A</b>                          |              |         |           |
| (81-91) <b>B</b>                            |              |         |           |
| (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 |         |           |

## Energy Efficiency Graph

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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