



## The Riley Building, Derwent Street, Salford

£1,150 PCM

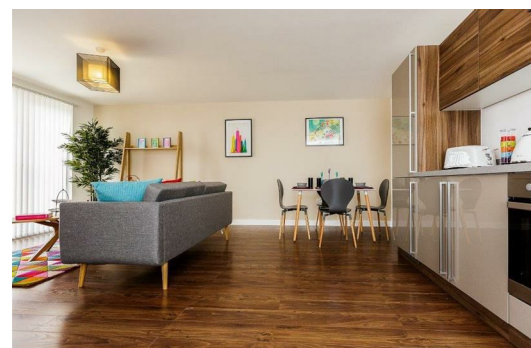
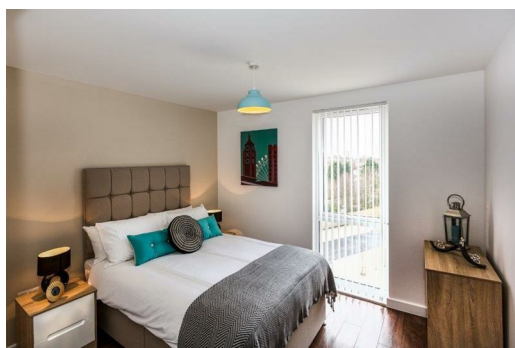
With a cracking location next to the River Inwell and the ship canal, these apartments in Riley Building blend a good splash of style with a natural homely comfort.

Kitted out with modern furnishings, this three double bedroom apartment oozes unrivalled quality. The spacious open-plan kitchen/lounge is light and airy, and the benefit of two bathrooms - a master and an en-suite - is a major bonus. With fixtures and fittings of the highest quality, there really has been no stone left unturned whilst fitting this apartment out with all the features that one has come to expect from Manchester city centre apartments.

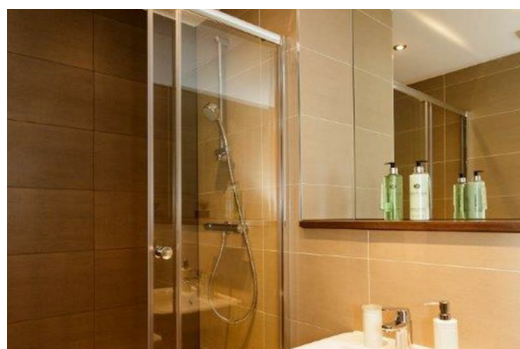
To top it off, this apartment also benefits from two private, covered parking spaces - a huge bonus - especially when it comes to city centre living.

The location couldn't be more perfect either. Just a hop, skip and a jump away from Deansgate Metrolink, the Manchester world (and the surrounding area) is your oyster. The beating heart of Manchester is little but a 10-15 minute stroll, with the likes of Deansgate Locks, Spinningfields, Salford Quays and Castlefield all on your doorstep. The ring road is easily accessible, as are the canal boats; if floating through the city is more your thing. We wouldn't recommend swimming though.

What more can we say about this apartment, or Manchester for that matter? If you're looking for a beautiful apartment right in the thick of all the action, you really need to book a viewing and take a closer look. No amount of words or pictures can do this justice.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Score	Band	Rating	Score	Band
A	92	A	A	75	A
B	81	B	B	65	B
C	69	C	C	55	C
D	58	D	D	45	D
E	47	E	E	35	E
F	35	F	F	25	F
G	23	G	G	15	G