



Merchant's Wharf

APARTMENT B112



Project Overview

Merchant's Wharf

Situated along the river Irwell, Merchant's Wharf is a contemporary mixed-use development nestled between Manchester city centre and the Salford Quays.

Each apartment and communal area has been completed to an exceptional standard, with a tenant-focused design that enhances the residential experience.

Residents will enjoy access to a variety of practical amenities including a gym, secure car park and reception with a dedicated concierge. Onsite commercial units and office spaces can also be found at Merchant's Wharf, creating a vibrant residential hub that is already a hit with working professional renters.

Completed in early 2024, Merchant's Wharf has been an outstanding addition to the local residential market. Combining exquisite apartment units with convenient facilities in a prime location, this development is the epitome of contemporary urban living.



At a Glance



Modern Development



Completed & Furnished



196 Residential Units



Salford - Manchester



Commercial & Office Spaces



Award-Winning Developer



Unit B112

Apartment Features

This stunning three-bedroom apartment has been expertly crafted to meet the needs and preferences of contemporary city-based renters.

Showcasing an opulent interior finish, residents will enjoy an open-plan layout with a modern integrated kitchen and dining area.

Expansive floor-to-ceiling windows enhance the natural light entering the apartment, while premium fixtures, appliances and wood flooring provide an upmarket finish.



Features



Luxury Apartment



3 Bedrooms



2 Bathrooms



Open Plan Living Area



Sleek Integrated Kitchen



Premium Furnishings

AirBNB - Approved

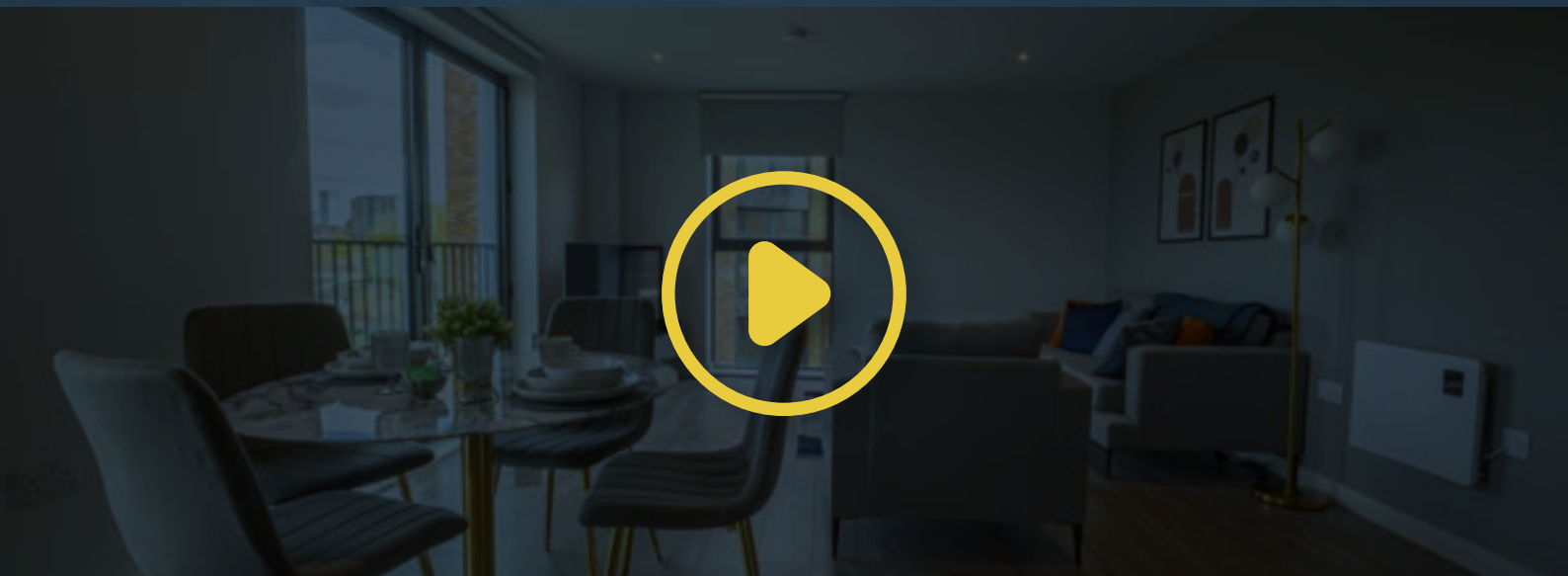
Higher Rental Income

Airbnb is an amazing way to invest because it offers high rental yields, flexibility, and access to a global market of travelers.

Short-term rentals often generate more income than traditional leases, especially in high-demand areas. Plus, you maintain control over pricing, guest selection, and property usage while benefiting from tax deductions and frequent upkeep.



Click Play to View the Video
You will be re-directed to [youtube.com](https://www.youtube.com)



Investment Overview

Apartment B112

Original List Price:	£499,950
Back to Market Price:	£419,950
Annual Rental Income:	£25,197
Monthly Rent:	£2,100

Projected Fees

Service Charge:	£3.04 Per Ft ²
Management Fee:	8%
Ground Rent:	Zero

Further Investment Details

AirBNB Approved	
Capital growth - Savills report at 29.4%:	£124,935
5 YEAR ROI AMOUNT:	£220,901
5 YEAR ROI RETURN:	52.60%



MERCHANT'S WHARF





Free Furniture Pack Included Worth £6,000

The apartment comes with a luxury furniture pack providing a plush interior finish.

Not only does this add to the value of your investment property, but it speeds up the process of finding and placing a suitable tenant. As such, the apartment will be ready to welcome residents and start generating an immediate return on investment.



The Furniture pack consist of the following items:



1 x 3 Seater Sofa



Coffee Table



1 x Armchair



Orla Fabric Bed



Dining Table & Chairs



Keeler Bedroom Units



TV Unit



1 x 50" TV



Floor Lamp



1 x 42" TV

Apartment B112

Layout

B112 Floor Plan



Location

Salford

Neighbouring Manchester city centre, Salford is home to over 12,765 businesses employing 137,000 people.

It is considered a powerhouse economy in the North West and one of the largest local business bases in Greater Manchester.

Having been the target of significant capital investment, the Salford Quays has emerged as one of the UK's standout regeneration success stories of recent years. Formerly an industrial area, it has been transformed into a vibrant cultural and economic hub, centred around the renowned MediaCity campus.



137,000
Employees

12,765
Businesses

Key Investment & Regeneration Zone



MediaCityUK

6 Minute Drive



£1bn Regeneration Project



New BBC & ITV Studios



**Phase Two
Expansion Imminent**

MediaCityUK is the result of a £1 billion regeneration scheme that has transformed the Salford Quays.

Following its development, MediaCity has established itself as an epicentre of broadcast production and is now home to some of the biggest names in the industry.

This cutting-edge campus offers state-of-the-art facilities including recording studios and film sets, providing world-class opportunities for the 18,920 students attending the neighbouring University of Salford.

A further £1 billion expansion of MediaCity is due to take place in the coming years, enhancing the capacity of this world-renowned complex.



Manchester City Centre

10 Minute Drive



**One of Europe's
Fastest-Growing Cities**



**UK's 2nd Largest Creative,
Digital & Tech Hub**



80+ FTSE 100 Companies

In recent years, Manchester has been transformed into a global employment and investment hub.

As such, it has attracted students, skilled professionals and businesses from across the world.

As the UK's second largest creative, digital and tech hub, Manchester city centre offers excellent employment opportunities and is home to over 80 of the FTSE 100 companies. Building on a period of continued growth, property values in Manchester and the wider North West are forecast to rise by over 28% by 2028.



To date, Legacie has launched
28 developments and sold
2,850 premium residential units.

With a completed portfolio now worth £475 million, the company has gone from strength to strength since its establishment and has been widely recognised for its work in the UK property sector.

28
Developments Launched

2,850
Units Sold

£475m
Worth of Completed
Properties

Investors from Over
50 Countries



RWinvest

EST. 2004

Sales Agent

When we founded RWinvest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted properties that offer excellent growth prospects.

Our focus has always been on transparency, reliability and quality, bringing investors

together with the UK's best developers and management companies.

We only work with the best developers and management companies, carrying out the strictest due diligence in the industry when selecting partners to work with. All the developers and management companies are subject to background checks, questionnaires, comparable pricing and planning, feasibility studies and property title searches with the local authority.

150+
Projects Launched

6000+
Units Sold

RWinvest
20
20 YEARS OF INDUSTRY EXPERIENCE
2004 - 2024

£1bn Gross
Development Value

Multiple
Award Winners

Award Winning Property Investment

RWinvest is an award-winning agent that has been recognised on multiple occasions for its pioneering and client-focused approach to property investment.

The hands-on approach of our dedicated teams, quality and location of top investment properties in the UK and innovative marketing techniques have all contributed to our UK-wide success.



**Best Luxury Real Estate
Investment Company in
the North West**

Luxury Lifestyle Awards 2024



Largest Property Investment Company
UK 2024 & Best Property Investment
Opportunities Platform UK 2024



Client Testimonials

Excellent Team

"Excellent team right across the board. Very helpful and always happy to help with any queries. Replies were also always prompt. Adam was exceptionally brilliant. Guided us through the process from the get-go. Overall I have enjoyed the process and I would highly recommend them to anyone. Bravo guys!! Keep up the good work."

Femi Abegunde

Had a Really Positive Experience

"Had a really positive experience throughout the purchasing process. Saj introduced me to the scheme and clearly explained fully both the benefits and pitfalls. Adam supported me throughout the process and ensured I was assisted as and when required. Both of the guys provided an excellent service and reassurance when required. Highly recommend the team to other prospective buyers."

Rob Ridout

RWinvest Have Been Amazing

"I can honestly say they have put my mind at rest from day one answering all the questions I had, true professionals, I am not experienced in buying off-plan or for a rental income but I have to say the process has been smooth and I feel very relaxed, I can't wait now to see the end built! Thanks."

Kelly Webber

Investing with RWinvest Again!

"This is the second time I've invested through RWinvest. As an offshore investor, I trust RWinvest to identify the right property, negotiate on my behalf and provide a true account and an honest opinion. The team at RW were friendly, replied to queries quickly and ensured that the transaction went through smoothly. Special thanks to Michael B for holding my hand (and passing the smelling salts) throughout the process."

Ayesha Amilon

Excellent service from initial contact...

"Excellent service from initial contact to exchange of contract it was seamless, couldn't be happier. Adam from RW-invest was excellent! He kept me updated on the process and was always professional and friendly. I felt that I was really being looked after. I would highly recommend RW if you are looking to expand your property portfolio - these guys know what they're doing!"

David Bain

We have just completed on our first investment...

"We have just completed our first investment property with RWinvest and I have to say the process was extremely easy and straightforward. The team are very friendly and easy to talk to. A special thanks to Chloe for always taking the time to reach out to us and make sure we were happy with everything and to answer any questions quickly that we had."

Paula O'Connor

RWinvest
EST. 2004

legacie
DEVELOPMENTS

DISCLAIMER

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