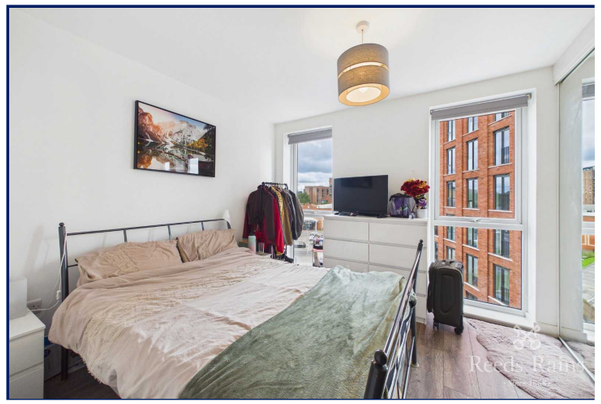
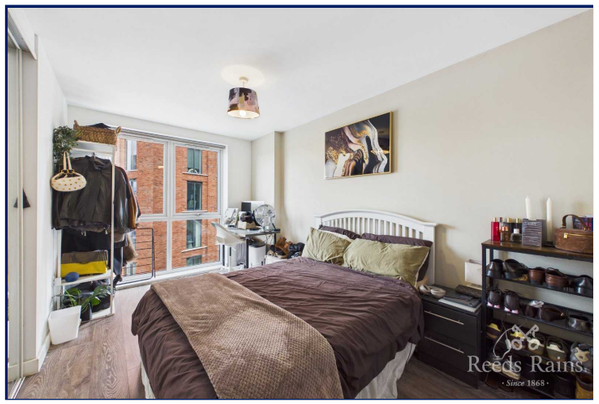
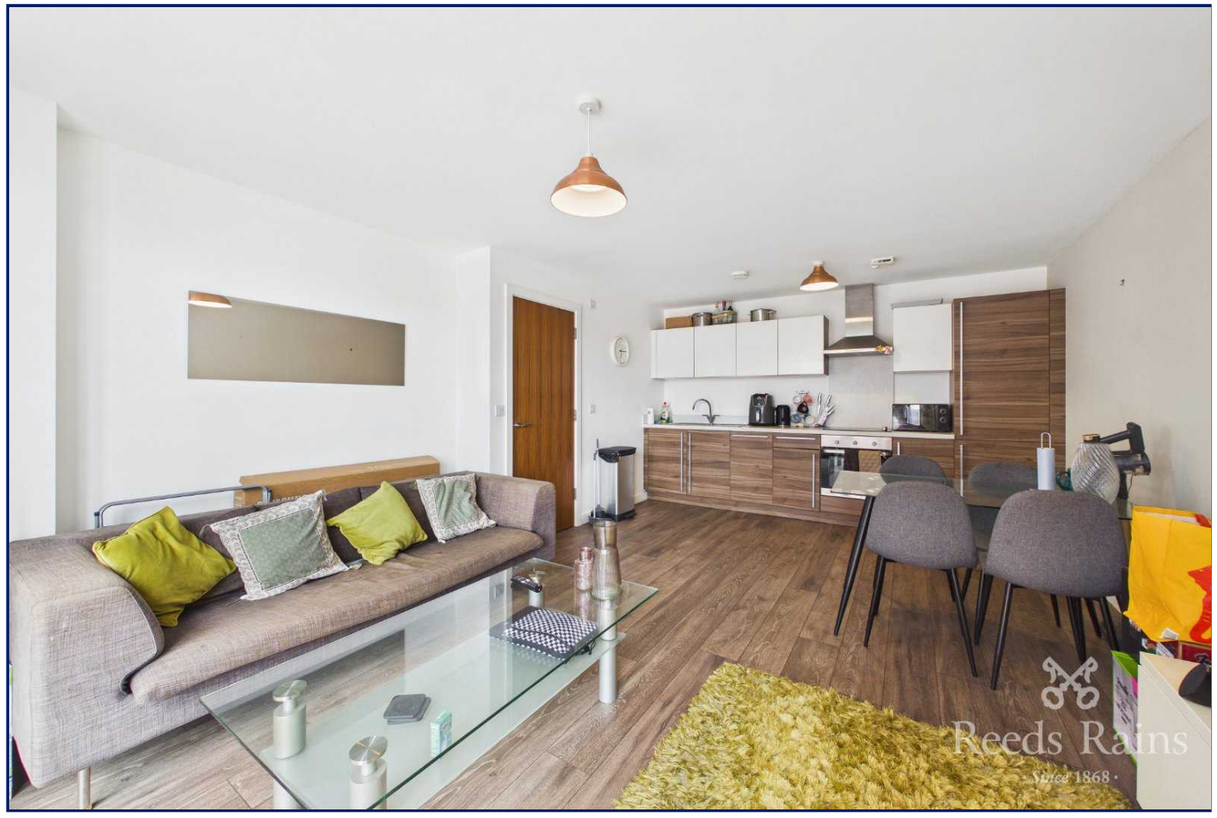




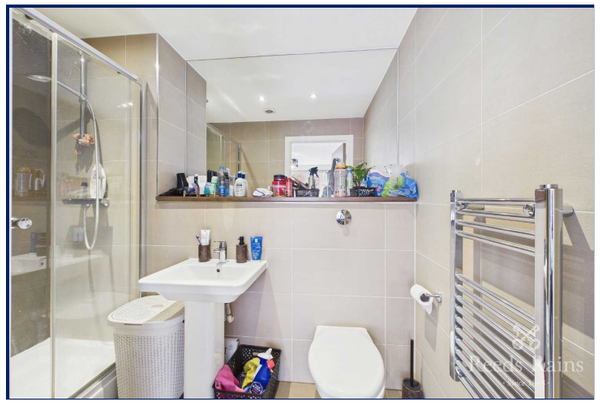












The Riley Building, Derwent Street,
Salford, M5

Asking Price: £190,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

The Riley Building, Derwent Street, Salford, M5

Asking Price: £190,000 Leasehold

Council Tax Band: B
EPC Rating: C

A superb 2 bedroom apartment complete with a within the popular Riley Building, with great amenities nearby and within walking distance of the city centre and Regent Retail Park. Features include concierge facility, a bright open-plan living living area with Juliet-style balcony, ensuite and main bathroom. EPC Rating C.

Summary
The Riley Building is perfectly situated on the Manchester/Salford border, offering easy access to the Castlefield conservation area with its pleasant canal-side walkways and bars and the wider city with its array of amenities to meet all needs. Immediate shopping needs are well catered for by the large Sainsburys supermarket and other shops within the Regent Retail Park, as well as a gym. Salford Quays/MediaCity is also within easy reach, as are the M602, ring road and Mancunian Way providing convenient access around the city and beyond. The development benefits from a concierge facility, available 7 days a week from 7am-7pm. This superb 2 bedroom apartment is located on the 4th floor and offers a great opportunity for first-time buyers or investors.

4TH FLOOR
Secure communal entrance. The apartment can be reached by lift or stairs.

Entrance Hall
An L-shaped hall with wooden-style flooring and cupboard housing the water heater.

Living Area/Kitchen
19'5" x 12'2" (5.92m x 3.7m)
Offering a flexible open-plan layout with great natural light from the floor-to-ceiling window and glazed door to Juliet-style balcony. Wooden-style flooring. Kitchen with fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, integrated dishwasher and fridge/freezer.

Bedroom 1
14'2" x 8'7" (4.32m x 2.62m)
Floor-to-ceiling window, carpeted floor, fitted wardrobe with mirrored doors.

Ensuite
Shower cubicle, wash basin with mixer tap, WC, tiled walls and floor, heated towel rail.

Bedroom 2
10'2" x 9'7" (3.1m x 2.92m)
Two floor-to-ceiling windows, carpeted floor, fitted wardrobe with mirrored doors.

Bathroom
Panelled bath with shower attachment, wash basin with mixer tap, WC, tiled walls and floor, heated towel rail.

Leasehold/Council Tax
Lease term: 250 years from 1st January 2015.
Ground rent: £456.82 per annum.
Service charge: £1005.78 for period 01/07/26-31/12/26 equating to an approximate annual figure of £2011.56.
Building insurance: £1015.74 for period 25/03/26-24/03/27.
Please verify lease details with your solicitor.
Council tax band B (Salford City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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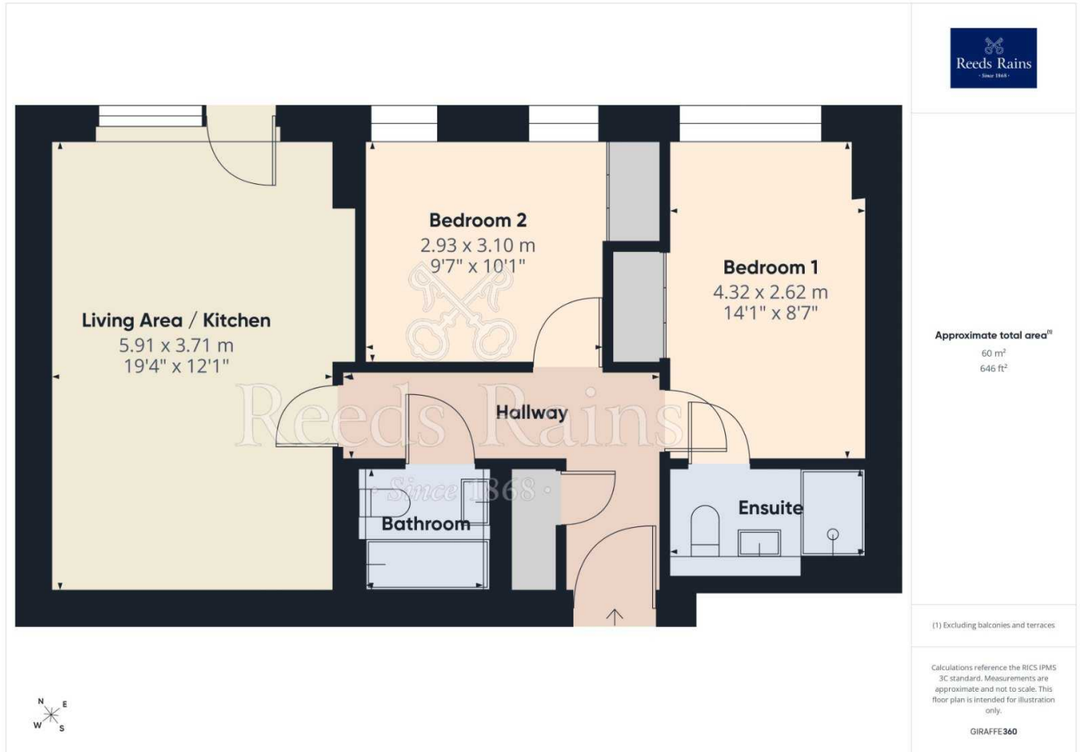
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk