



DERWENT STREET  
SALFORD

£1,100

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Derwent Street, Salford, M5 4SS

## PROPERTY DETAILS

**\*\*AVAILABLE 09-06-25\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this superb apartment located within the desirable Lowry Wharf development, just a short 10 minute walk from the bustle of the City Centre. The development itself is nestled between the River Irwell and the Manchester ship canal in a popular residential area. Positioned on the first floor measuring approximately 650 sqft, the tastefully presented accommodation comprises of a welcoming entrance hallway; a spacious open plan living room with double doors leading to Juliet balcony, a contemporary fitted kitchen, two generously sized double bedrooms, a luxury tiled bathroom and an ensuite shower room. With fixtures and fittings of the highest standard, there really has been no stone left unturned whilst equipping this apartment with all the features that one has come to expect from a Manchester city centre apartment. As mentioned, this development is situated within easy reach of the city centre and MediaCityUK making this perfect for young professionals wanting to live and work in the city. There is also excellent transport links with bus, tram and train stops all within walking distance and motorway access is just a short drive away. Manchester is renowned for its range of entertainment, rich history and culture with an abundance of cinemas, restaurants, live music venues, comedy clubs, theatres and museums - it's easy to see why it is one of the fastest growing cities in Europe. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## NOTE

This property is available 10-06-25 on a furnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- C  
Council Tax Band - B  
Tenure – Leasehold

