



ADELPHI STREET
SALFORD

£875

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



Adelphi Street, Salford, M3 6GG

PROPERTY DETAILS

****AVAILABLE 01-08-24** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this highly desirable, conveniently located ONE DOUBLE BEDROOM apartment located within the recently completed Adelphi Wharf 2 development in Salford. Available now on a furnished basis, this immaculately presented apartment benefits from an open plan living area which leads into a contemporary kitchen complete with a host of integrated appliances and space for a dining table. The bedroom is a great size and has a full height windows with access out onto a balcony overlooking the River Irwell. A modern three piece shower room plus a utility cupboard can also be found within this apartment. Residents also have access to a communal roof terrace with incredible views across Salford and towards the city centre. Adelphi Wharf is positioned within an excellent location, within easy walking distance to places such as Spinningfields, Deansgate and Salford Central Train Station. Chapel Street has been regenerated in recent years and now includes an array of restaurants, cafes and shops. Being only 0.6 miles to Salford Central Station as well as being local to both Salford and Manchester City Centre, this apartment is perfect for those looking to commute. The tranquil atmosphere, together with incredible views of the beautiful River Irwell running alongside the development, makes Adelphi Wharf the perfect urban retreat. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.

NOTE

This property is available 01-08-24 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.

NOTE

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

EPC Grade:- B
Council Tax Band - A
Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

