



## Adelphi Wharf, 812, Adelphi Street, Salford, Lancashire, M3 6EN

Brand new, 1-bed apartment within the 3rd phase of the award-winning Adelphi Wharf development. The top floor apartment features an open-plan kitchen/dining/living area, master bedroom, entrance hallway and shower room. It also benefits from river views from the private roof terrace and views of Manchester city centre. This is ideal for an investor with 6% yields forecast, or owner-occupiers with up to 50% LTV mortgage possible.

Hosting a range of impressive apartments ranging from studios to three beds, Adelphi Wharf Phase 3 brings high-end city living to a Salford residential market in desperate need of more dwellings. Adelphi Wharf Phase 3 incorporates 73 large two bedroom apartments and a range of communal amenities exclusive to its residents.

Demand for Adelphi Wharf Phase 3 will be high, with each of the 73 two bedroom apartments enjoying bright and airy living spaces, a modern kitchen, spacious bedrooms and a fitted bathroom. Residents will also benefit from views over the city of Salford or the River Irwell.

Those who live in Adelphi Wharf will be spoilt for choice in their leisure activities; while perfectly placed to enjoy everything that Salford and the neighbouring city of Manchester has to offer, they also can take advantage of Adelphi Wharf's many on-site amenities, including a private gymnasium in Phase 1 of the development and beautifully landscaped gardens. Secure bicycle storage is also available for residents as well as car parking on selected units. Residents are able to unwind in any one of the recreation areas in the development, perfect for socialising and relaxing.

Residents of Adelphi Wharf have will be only ten minutes away from the world famous city of Manchester as well as being next to the vibrant centre of Salford and close to MediaCityUK - Europe's largest media hub. The area surrounding the development is undergoing a momentous £650million transformation which is playing a key role in attracting new businesses and residents.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

