

## Timber Wharf, Worsley Street, Castlefield - Offers Over £150,000

This one bedroom apartment is located within the Timber Wharf development in Castlefield. Positioned on the third floor, this apartment comprises living room, open plan kitchen with integrated appliances, double bedroom, main three piece bathroom and a full-length balcony accessed from the bedroom and living room. There is also a secure parking space included within the sale.

Timber Wharf is only a few minutes from a local convenience store and café/bar, and is a short walk to Deansgate and Slate Wharf offering easy access to shops, transport links, bars and restaurants. Cornbrook Metrolink stop is also within easy reach too. The development also benefits from a large communal garden plus has a private entrance onto the canal towpath.

- One Double Bedroom
- Full Length Balcony
- Allocated Parking
- Castlefield Location
- Communal Gardens
- EWS1 Sign-Off In Place
- Third Floor
- Short Walk to Deansgate

**GENERAL**

Rental Yield: 6.4% (Based on expected rental of £800pcm)  
Service Charge: £1200 pa (aprx)  
Ground Rent: N/A  
Lease: 999 years from 01.01.2000  
Council Tax Band: B, Aprx £1341.43 pa  
Management Company: Mainstay  
No onward chain with this property.

**HALLWAY**

Carpeted flooring, cupboard housing the boiler, storage cupboard with space and plumbing for washing machine and ceiling lighting.

**LIVING ROOM**

Floor-to-ceiling double glazed sliding doors, wall mounted heater, phone/tv point, intercom entry phone and ceiling lighting.

**KITCHEN**

Open plan kitchen comprising wall and base units, integrated dishwasher, integrated fridge/freezer, built-in oven, four ring hob with extractor over, tiled walls, lino flooring, under-unit lighting and ceiling lighting.

**BEDROOM**

Floor-to-ceiling double glazed sliding door to balcony, wall mounted heater, carpeted flooring and ceiling lighting.

**BATHROOM**

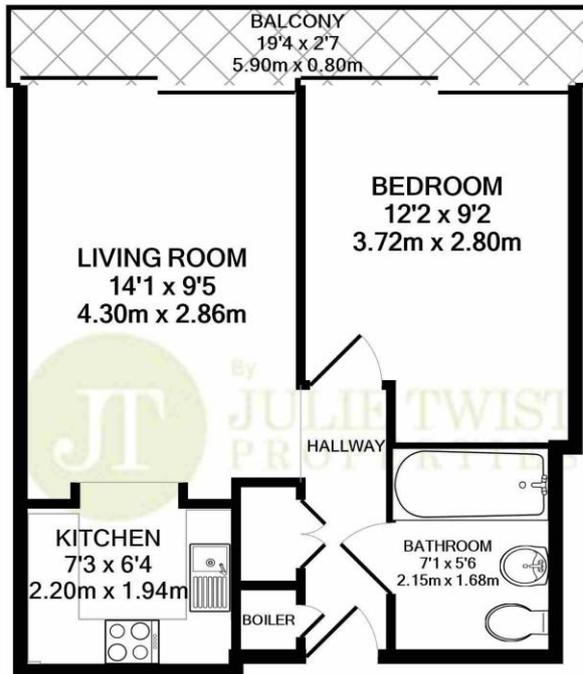
Three piece bathroom comprising bath with shower attachment over, WC, wash hand basin with mixer tap, partially tiled walls, lino flooring, heated towel rail and ceiling lighting.

**BALCONY**

Accessed from the bedroom and living room, the balcony has timber decking and glass balustrade.

**PARKING**

There is one parking space included within the sale of the property.



**TOTAL APPROX. FLOOR AREA 357 SQ.FT. (33.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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