



## Timber Wharf, Worsley Street - Asking Price Of £170,000

Julie Twist Properties are delighted to present this lovely one bedroom apartment, located within the renowned Timber Wharf Development in Castlefield. Positioned on the fourth floor, this apartment comprises of a living room, open plan kitchen with integrated appliances, double bedroom, main three-piece bathroom and a full-length balcony with stunning water views, accessible from both the bedroom and living room.

Timber Wharf is only a stone's throw away from a local convenience store, a local co-op, gym and a choice of cafés/bars. It's also short walk to Deansgate and Slate Wharf offering easy access to a range of shops, transport links and further bars and restaurants. The nearby Cornbrook Metrolink offers connections to south Manchester, Salford Quays and the City Center. Timber Wharf benefits from its own large communal garden and a private entrance onto the canal towpath.

- Water Views
- 4th Floor
- Full Length Balcony
- One Double Bedroom
- Castlefield Location
- EWS1 Sign-Off In Place
- Lift Access
- Communal Gardens



**GENERAL**

Rental Yield: 7% (Based on expected rental of £995pcm)  
 Service Charge: £1242.64pa (aprx)  
 Ground Rent: N/A  
 Lease: 999 years from 01.01.2000  
 Floor Area: 384 sq.ft / 35.7 sq.m  
 Council Tax Band: B, Aprx £1608.63pa  
 Management Company: Realty

**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**

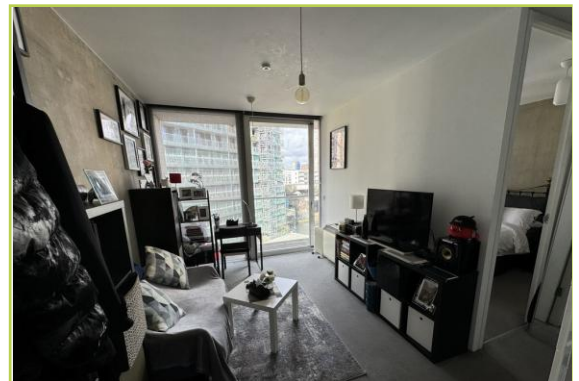
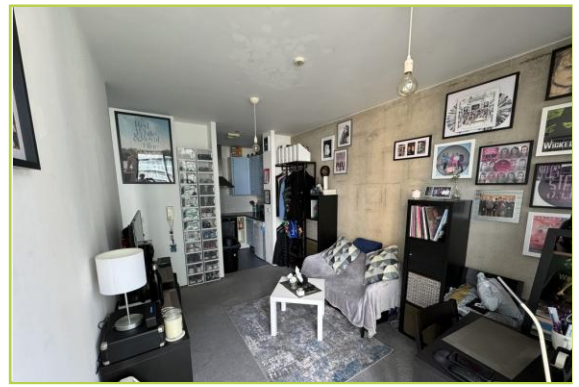
Floor-to-ceiling double glazed sliding door to balcony, wall mounted heater, carpeted flooring and ceiling lighting.

**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. The balcony offers beautiful views over Bridgewater Canal and towards Manchester City Centre.



FOURTH FLOOR  
 384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.  
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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
		83 B	83 G