



Timber Wharf, Castlefield – Offers Over £160,000

Julie Twist Properties are delighted to present this lovely one bedroom apartment, located within the renowned Timber Wharf Development in Castlefield. Positioned on the sixth 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 accessed 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 couple of cafés/bars. It's also short walk to Deansgate and Slate Wharf offering easy access to a range of shops, transport links, bars and restaurants. The nearby Combrook 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.

- One Double Bedroom
- Full Length Balcony
- Castlefield Location
- Communal Gardens
- EWS1 Sign-Off In Place
- Sixth Floor
- Short Walk to Deansgate
- Lift Access

GENERAL

Rental Yield: 5.8% (Based on expected rental of £775pcm)

Service Charge: £1100 pa (aprx)

Ground Rent: N/A

Lease: 999 years from 01.01.2000

Council Tax Band: B, Aprx £1404.52pa

Management Company: Mainstay

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

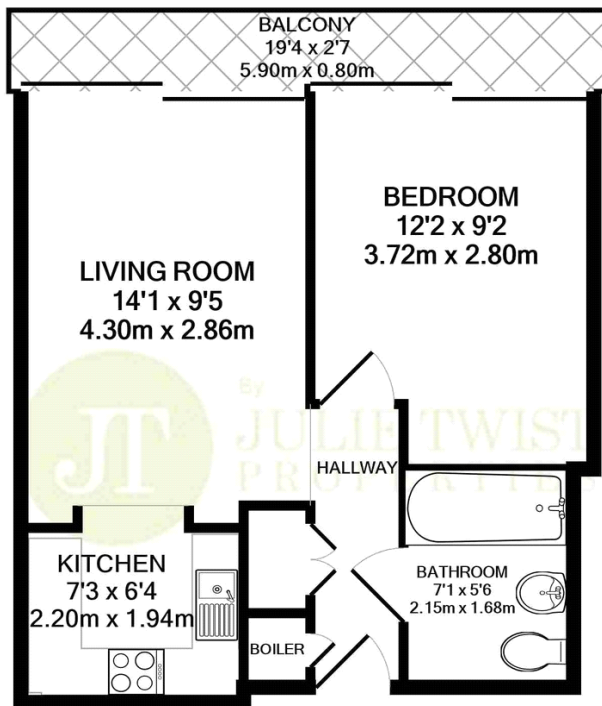
Floor-to-ceiling double glazed sliding door to balcony, wall mounted heater, carpeted flooring and ceiling lighting.

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.



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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