

## **Silkbank Wharf, 21 Derwent Street, Manchester, M5 4EP**

**£288 Per Week**

SILKBANK WHARF (PAVILION WHARF) MANCHESTER M5

6TH FLOOR ONE BED APARTMENT WITHIN NEWLY BUILT WATERSIDE DEVELOPMENT

LOCATED ON THE BANKS OF THE RIVER IRWELL OPPOSITE THE HISTORIC CASTLEFIELD AREA AND CLOSE TO THE CITY CENTER

FURNISHED

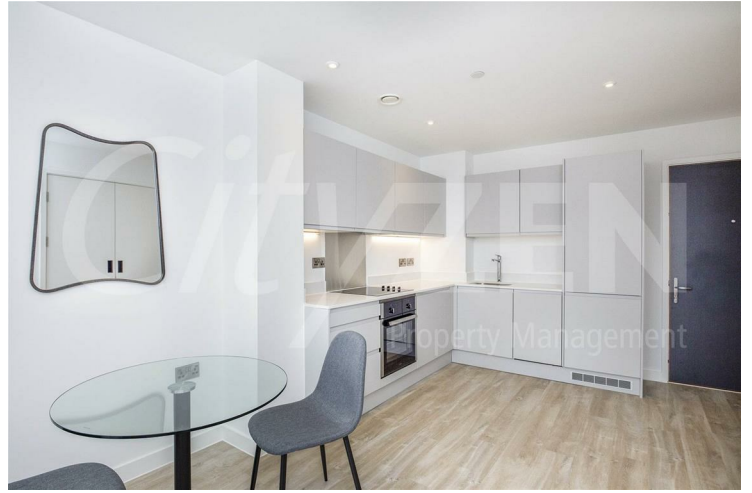
AVAILABLE FROM 7TH MAY

- SILKBANK WHARF (PAVILION WHARF)
- WATERFRONT LIVING
- GYM, RESIDENTS LOUNGE, CO-WORKING SPACE, CONCIERGE
- BRAND NEW ONE BEDROOM APARTMENT
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- RESIDENTS WATERSIDE TERRACE
- 6TH FLOOR
- CLOSE TO CITY CENTER
- JULIETTE BALCONY

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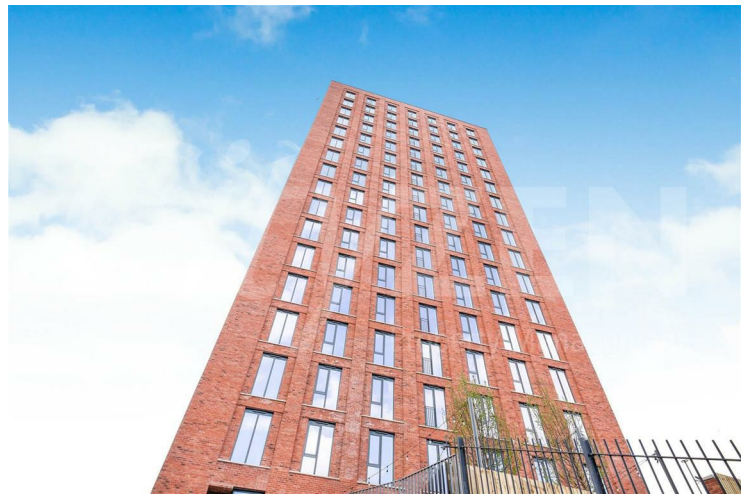
RECEPTION



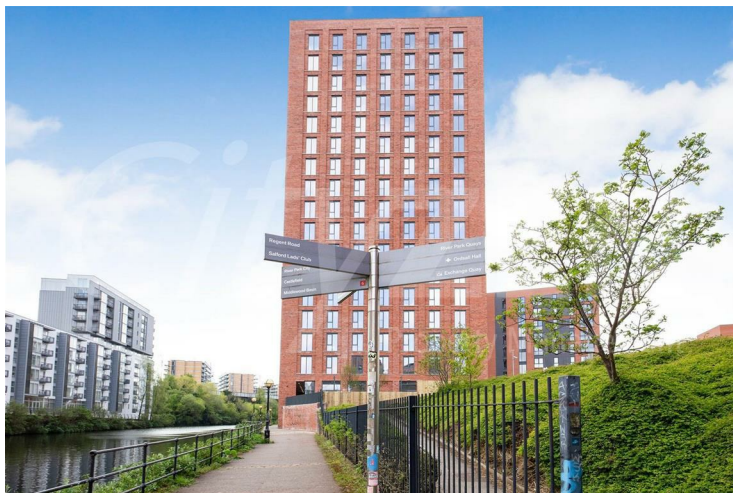
RECEPTION



KITCHEN



SILKBANK WHARF



SILKBANK WHARF



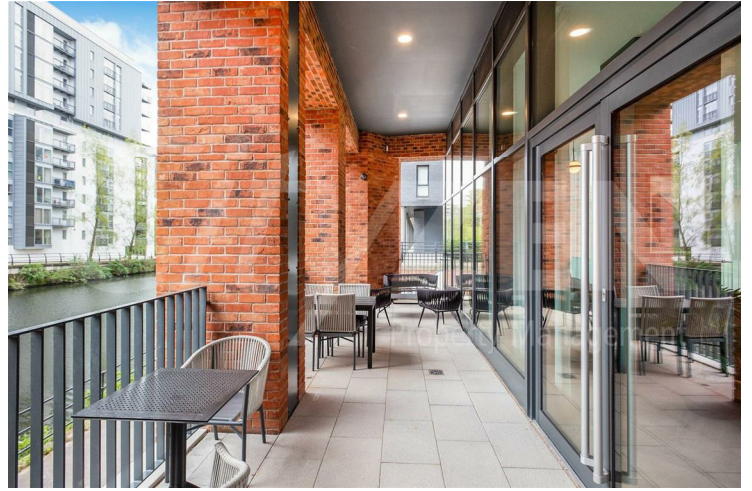
SILKBANK WHARF



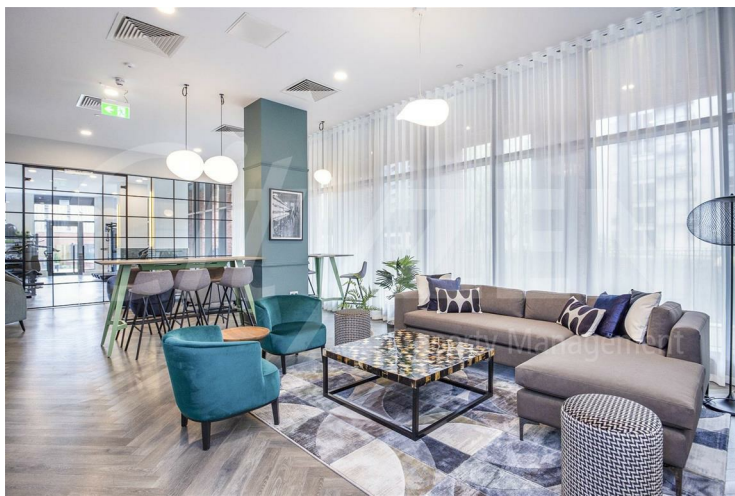
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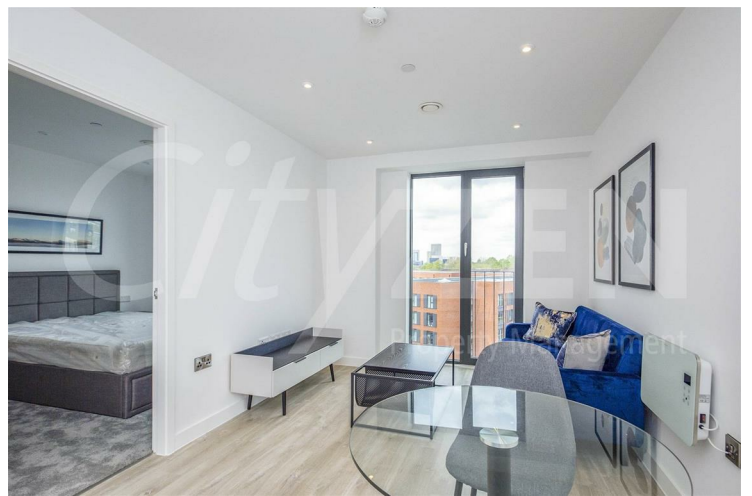
SILKBANK WHARF



WATERSIDE TERRACE



LOBBY/LOUNGE



RECEPTION



GYM



KITCHEN



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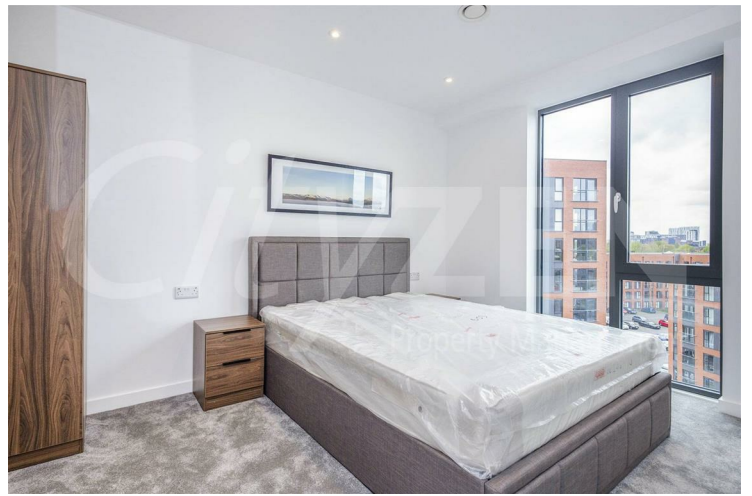
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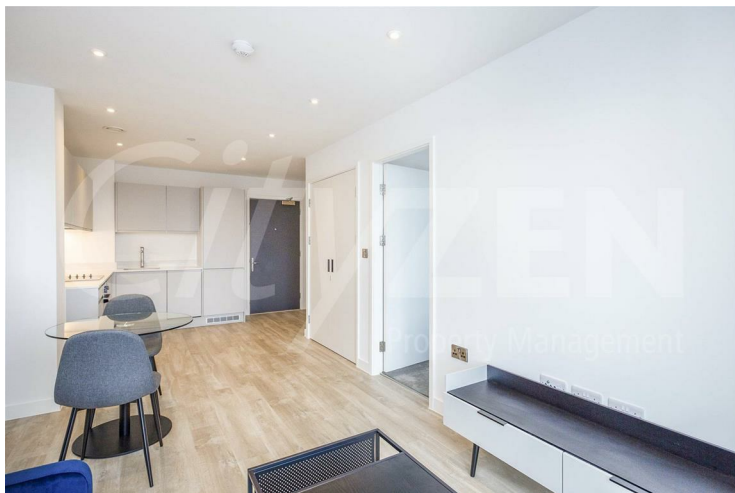
BATHROOM



RECEPTION



BEDROOM



RECEPTION



BEDROOM



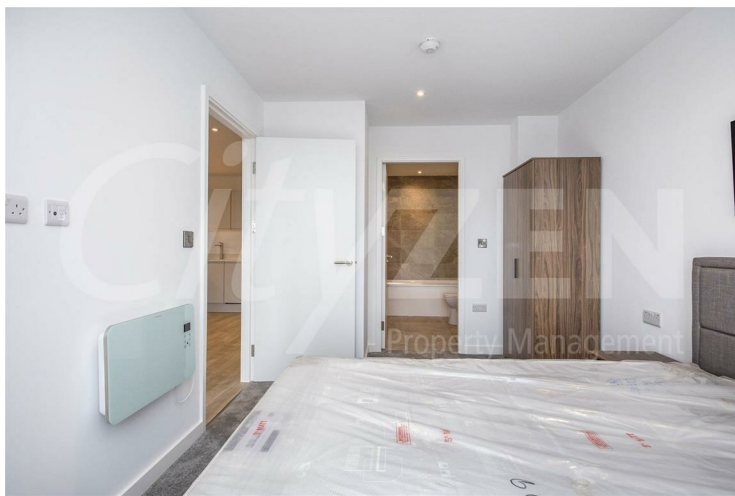
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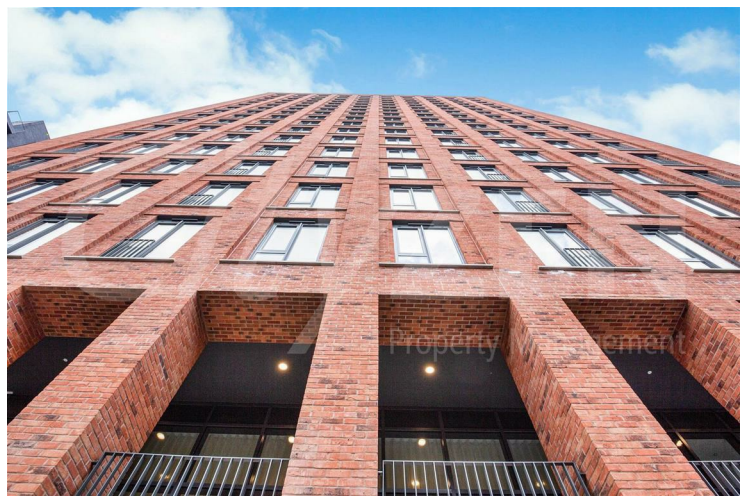
**BEDROOM**



**BUILDING ENTRANCE**



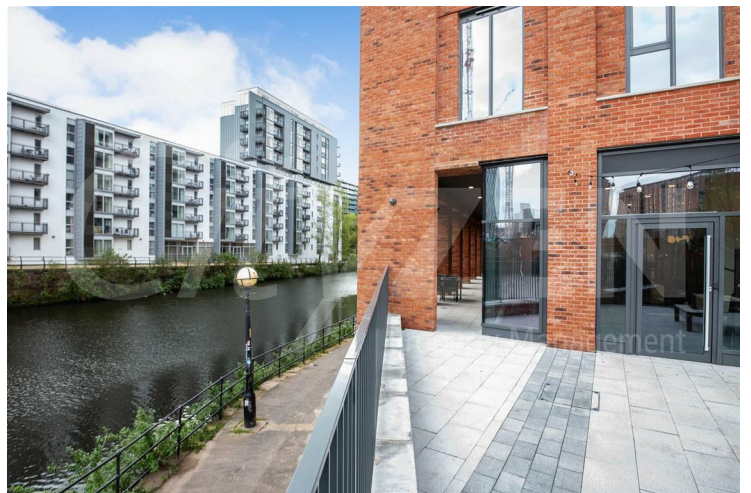
**BEDROOM**



**SILKBANK WHARF**



**BEDROOM**



**SILKBANK WHARF**



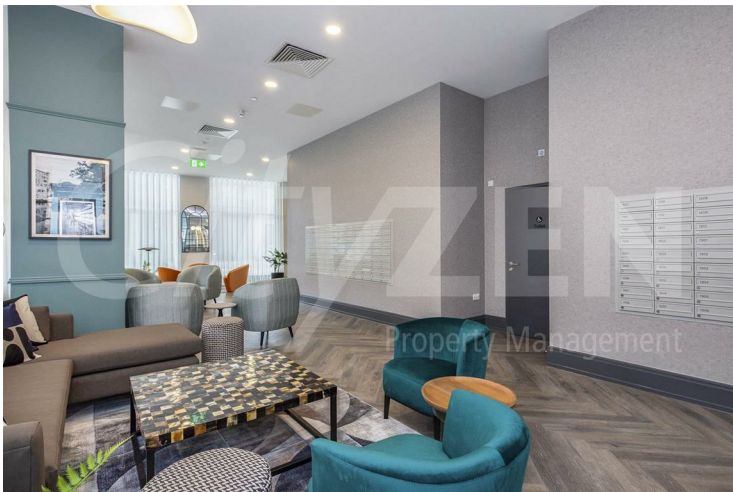
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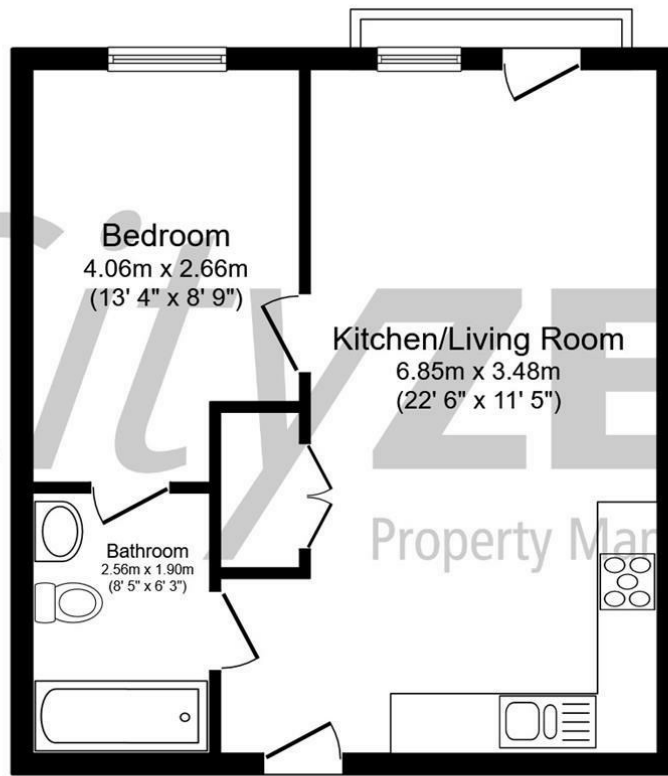
LOBBY/LOUNGE



LOBBY/LOUNGE



LOBBY/LOUNGE



Total floor area 43.9 m<sup>2</sup> (473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.