



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

**£369 Per Week**

SILKBANK WHARF (PAVILION WHARF) MANCHESTER M5

7TH FLOOR TWO BED, TWO BATH 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
- CITY CENTRE VIEWS
- BRAND NEW TWO BEDROOM APARTMENT
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- TWO BATHROOMS
- 7TH FLOOR
- CLOSE TO CITY CENTER
- 753 SQUARE FEET

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



RECEPTION



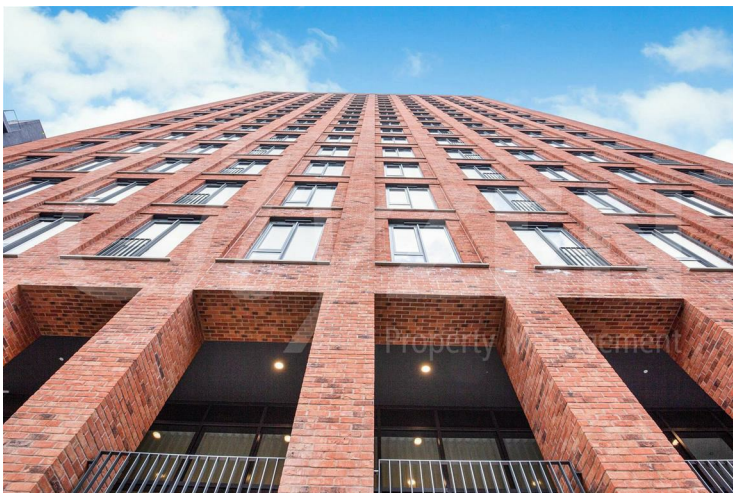
SILKBANK WHARF



KITCHEN



SILKBANK WHARF

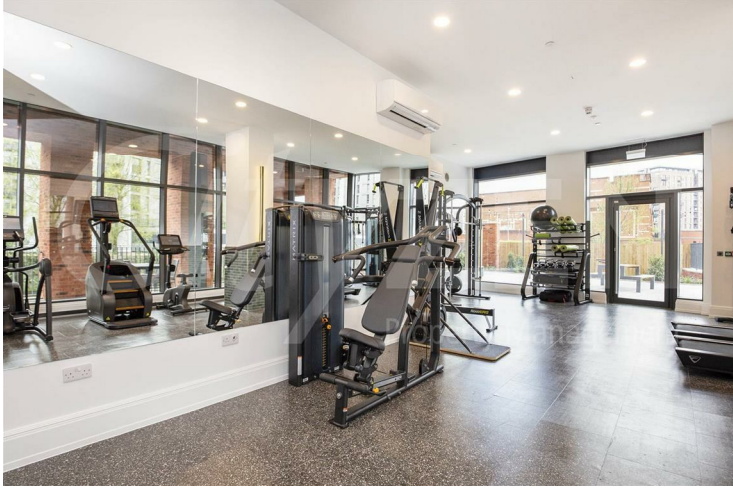


SILKBANK WHARF



LOBBY/LOUNGE

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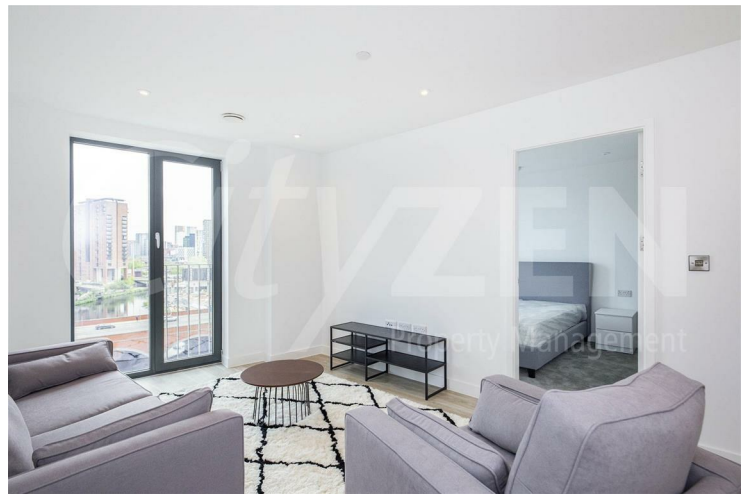
**GYM**



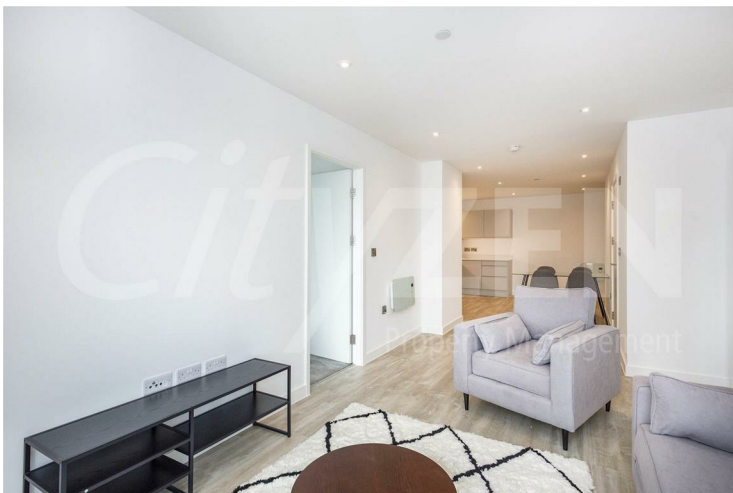
**RECEPTION**



**RECEPTION**



**RECEPTION**



**RECEPTION**

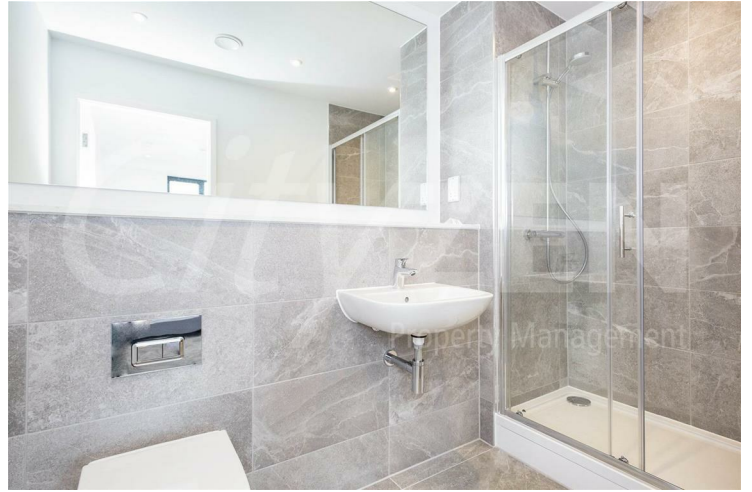


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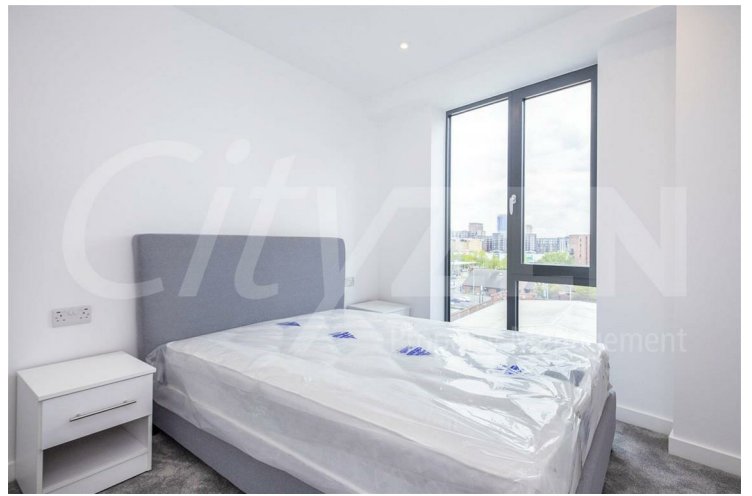
**BEDROOM**



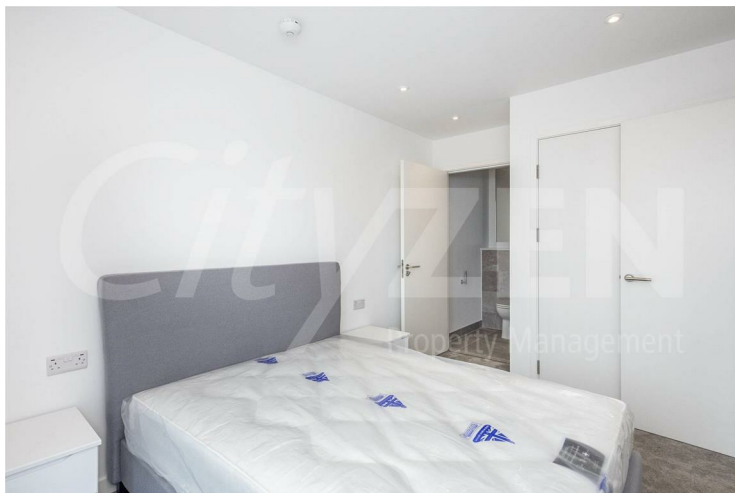
**SHOWER ROOM**



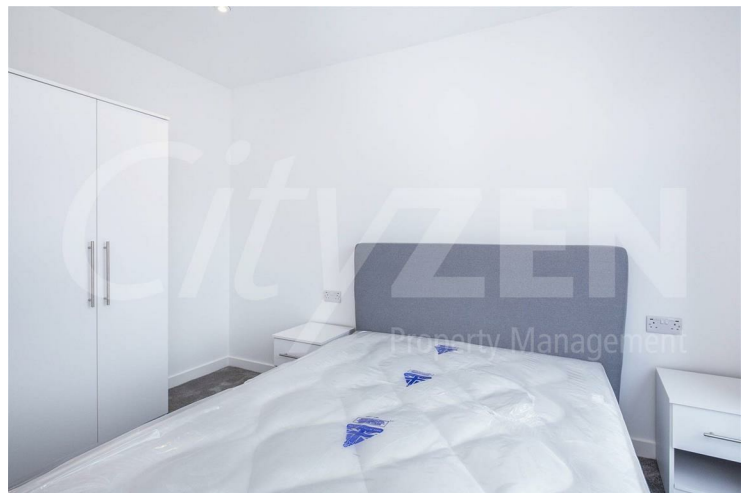
**BEDROOM**



**BEDROOM**



**BEDROOM**

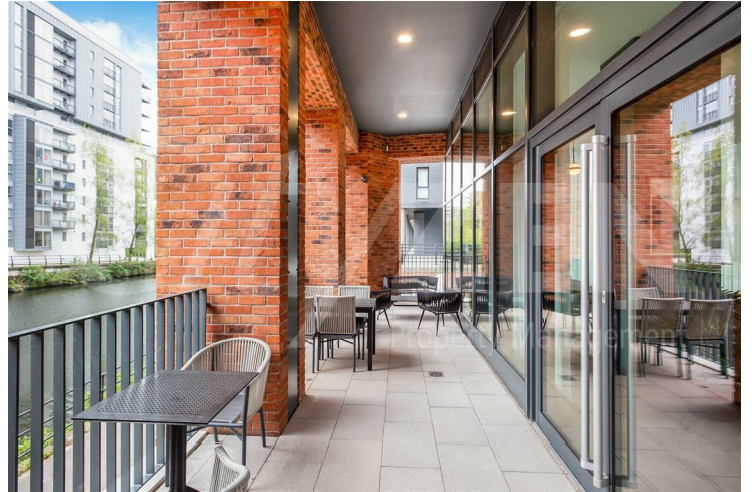


**BEDROOM**

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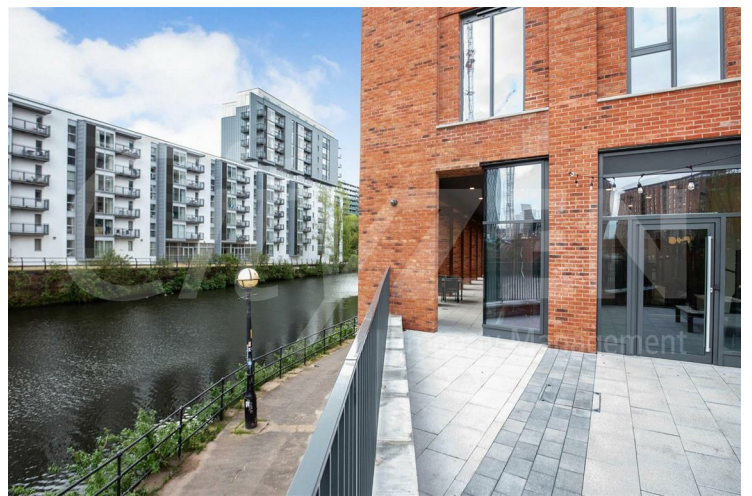
**BEDROOM**



**RIVERSIDE TERRACE**



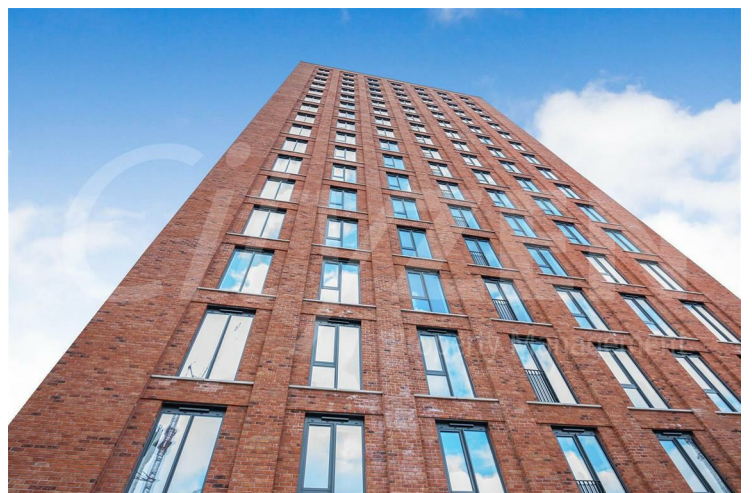
**BATHROOM**



**SILKBANK WHARF**



**BUILDING ENTRANCE**



**SILKBANK WHARF**

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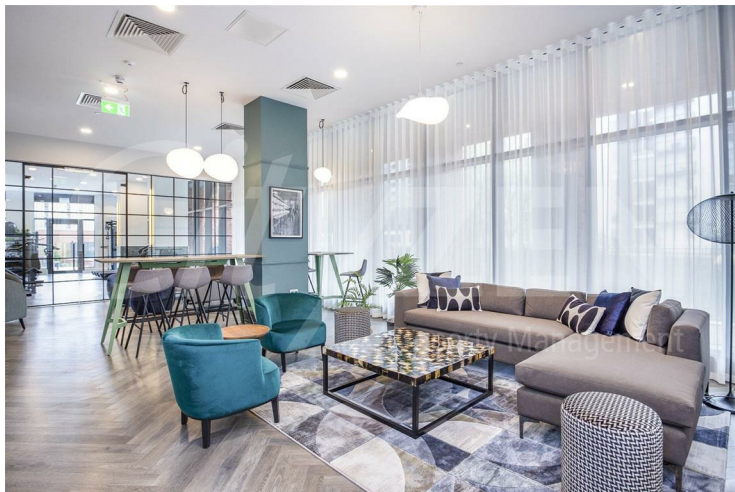
SILKBANK WHARF



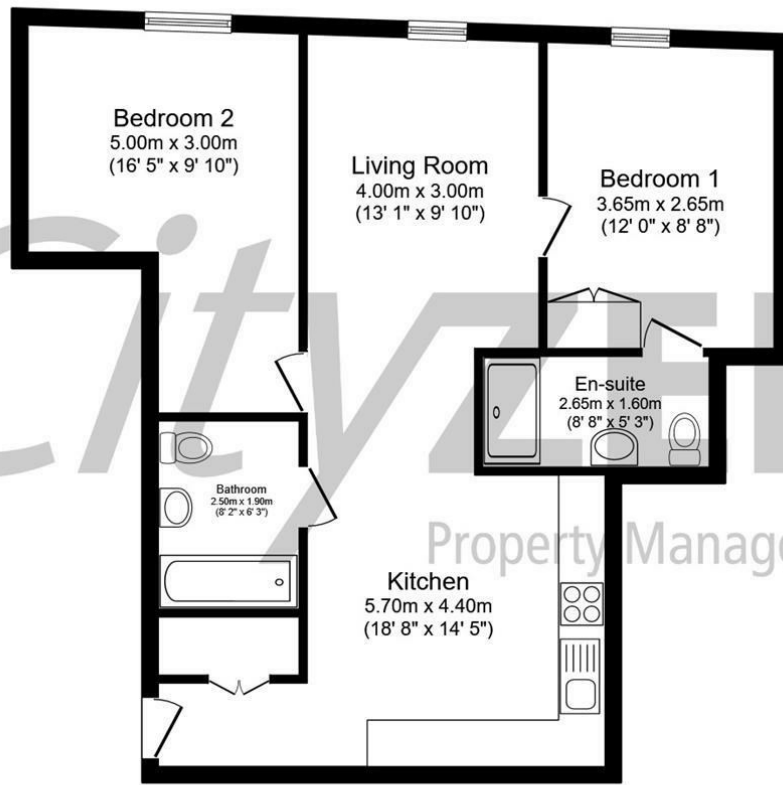
LOBBY/LOUNGE



LOBBY/LOUNGE

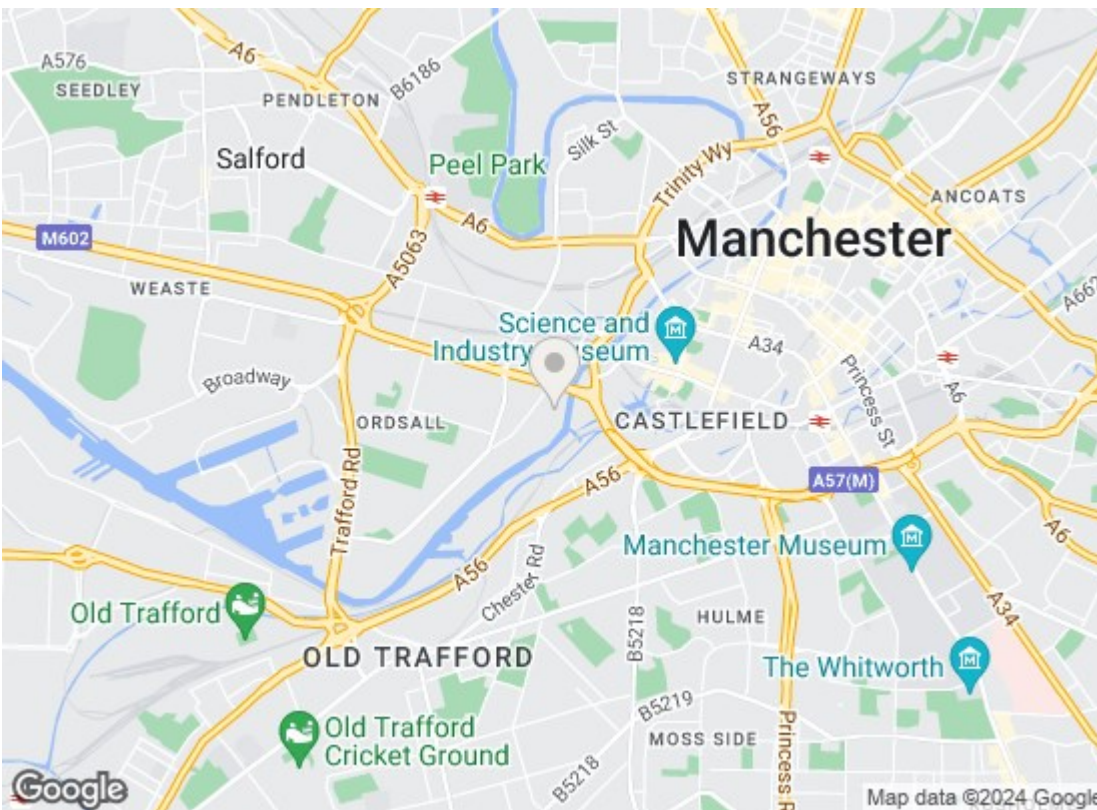


LOBBY/LOUNGE



Total floor area 70.0 m<sup>2</sup> (753 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



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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.