

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

£369 Per Week

SILKBANK WHARF (PAVILION WHARF) MANCHESTER M5

15TH FLOOR TWO BED, TWO BATH APARTMENT WITHIN NEW 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 12.06.2025

- SILKBANK WHARF (PAVILION WHARF)
- WATERFRONT LIVING
- GYM, RESIDENTS LOUNGE, CO-WORKING SPACE, CONCIERGE
- 2 BEDROOMS 2 BATHROOMS
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- AVAILABLE FROM 12.06.2025
- 15TH FLOOR
- CLOSE TO CITY CENTER

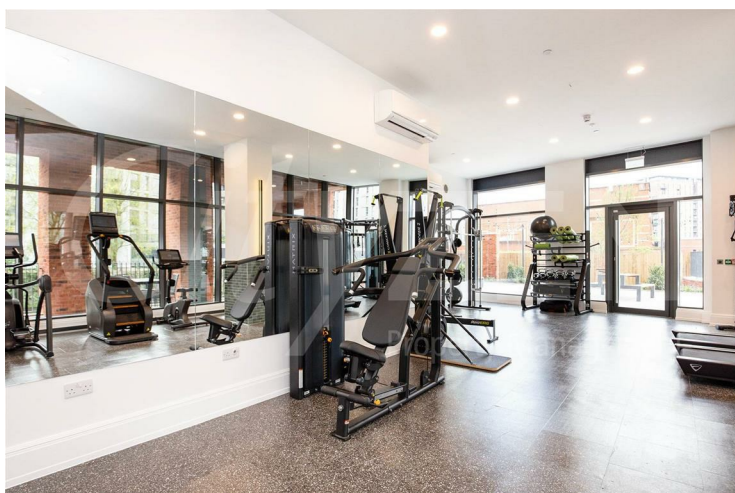
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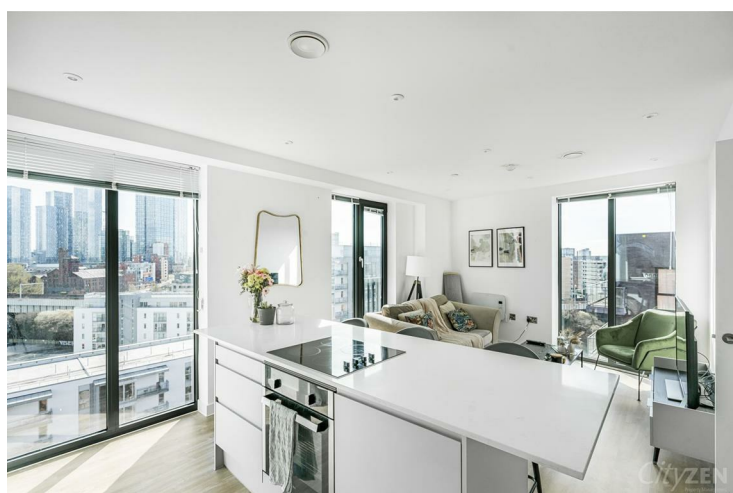
ENTRANCE LOBBY



KITCHEN



GYM



KITCHEN



BATHROOM

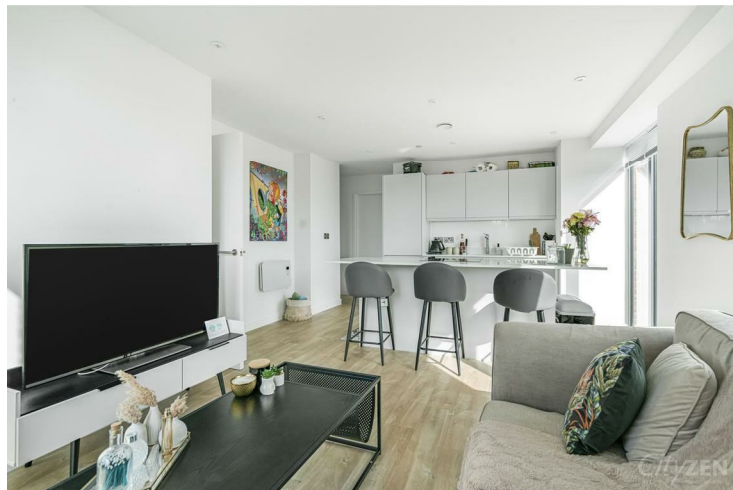


KITCHEN

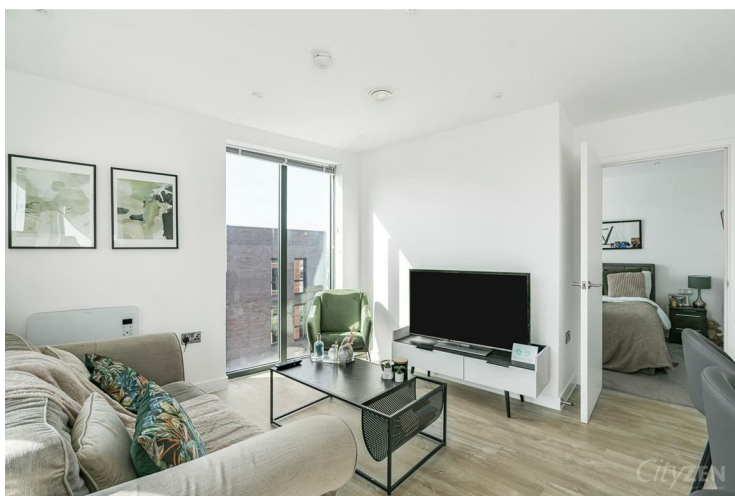
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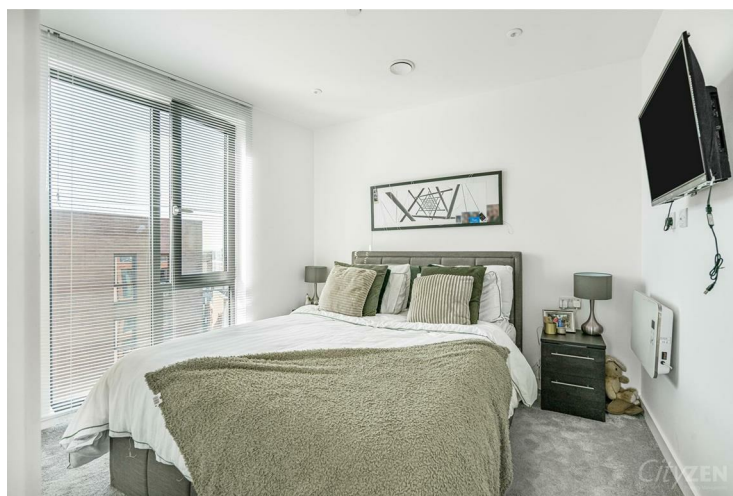
KITCHEN



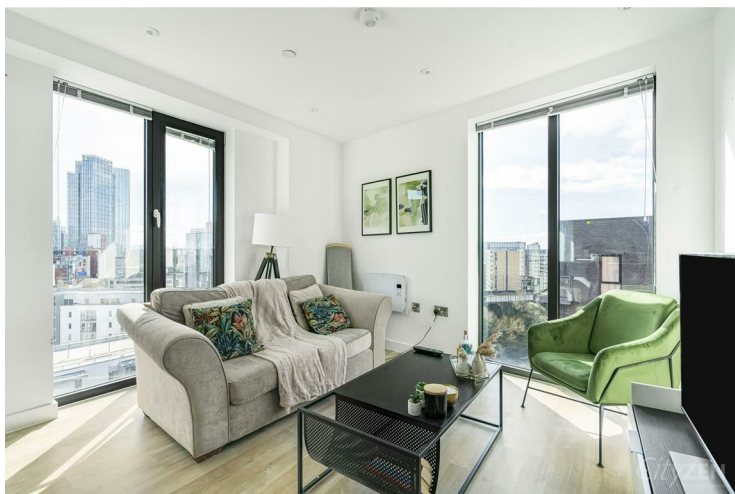
RECEPTION ROOM



RECPETION ROOM



BEDROOM



RECEPTION ROOM

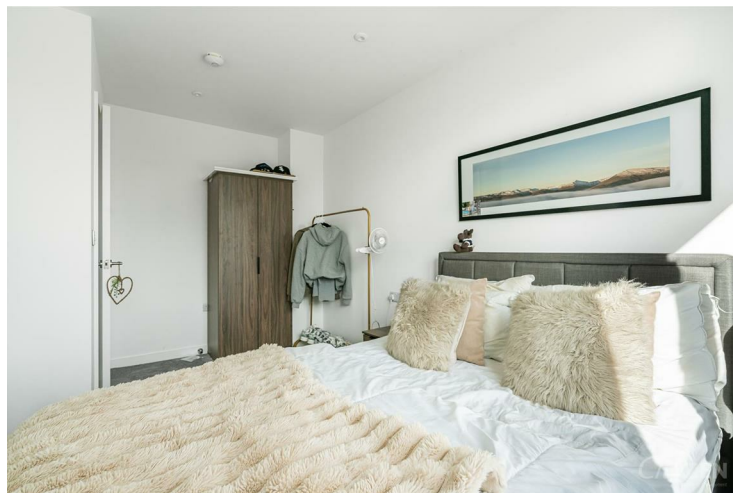


BEDROOM

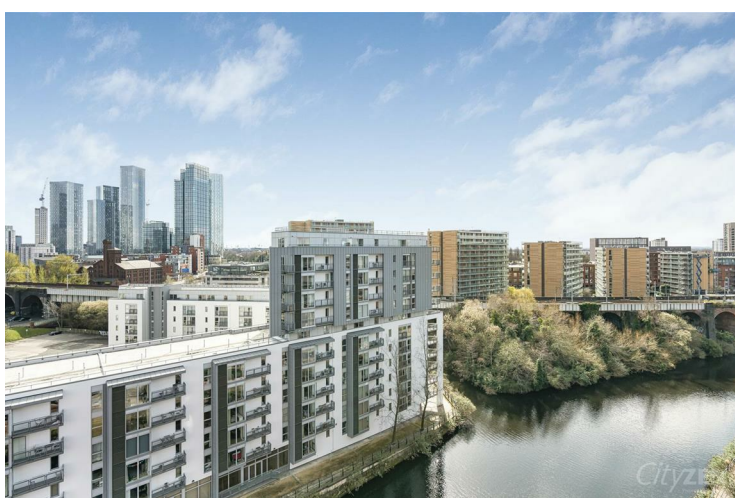
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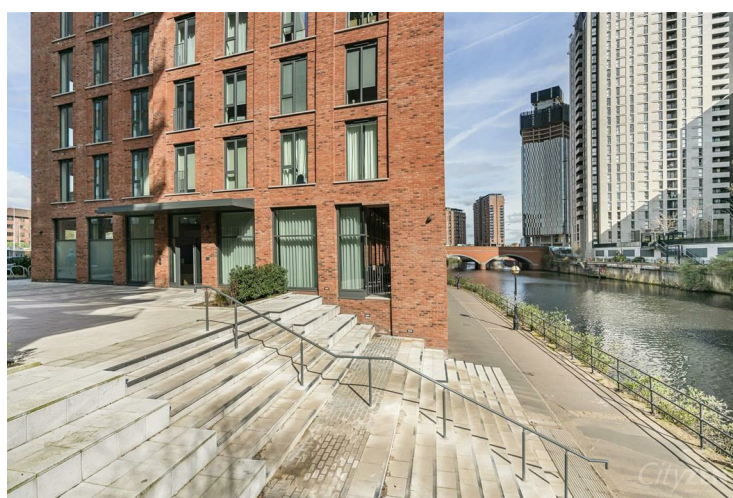
SHOWER ROOM



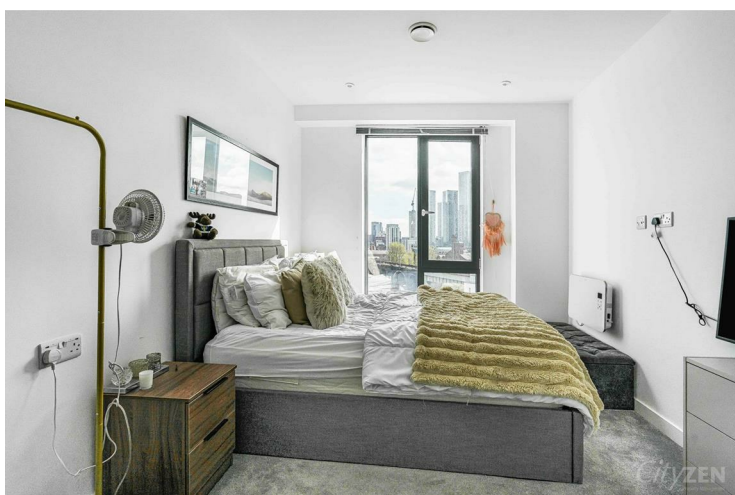
BEDROOM



VIEW



SILKBANK WHARF



BEDROOM



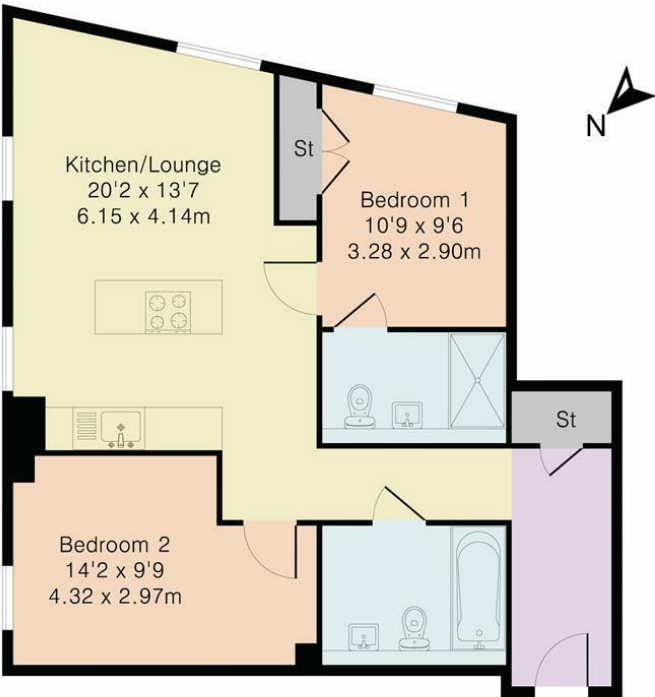
ENTRANCE

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SILKBANK WHARF

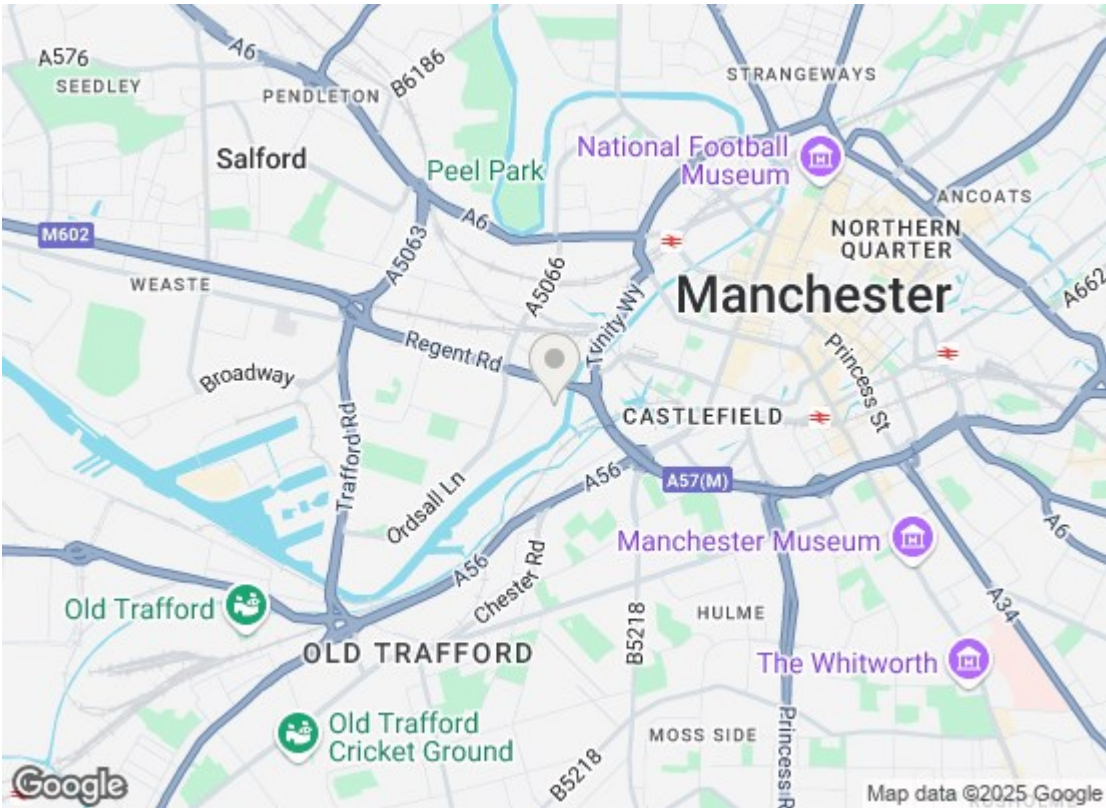
Approximate Gross Internal Area 704 sq ft - 65 sq m



Tenth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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