

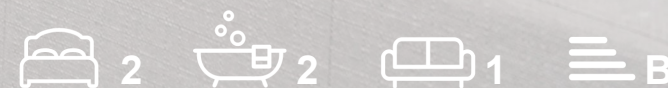


RESIDE

MANCHESTER

Downtown, 9 Woden Street
Salford M5 4YH

Asking Price £275,000



Downtown, 9 Woden Street

Salford, M5 4YH

A stunning two bedroom apartment located in the popular Downtown development, just minutes from Castlefield. Situated on the 8th floor, this apartment is spacious throughout and offers amazing views into the city. The apartment comprises of an open plan living/kitchen area, two double bedrooms, en-suite bathroom and family bathroom.

No onward Chain. Contact the sales team on 0161 837 2840 to arrange a viewing!

The Tour

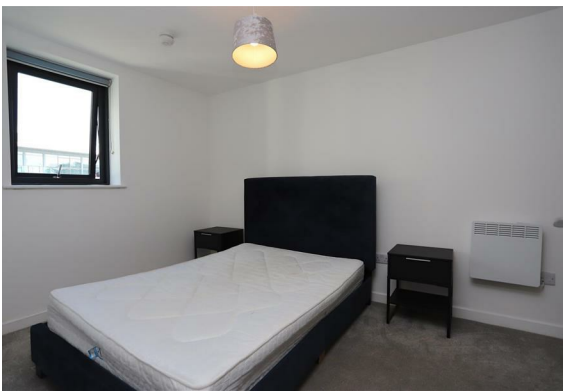
A well presented two-bedroom apartment: welcomed into a spacious open-plan kitchen, living, and dining area. The space features sleek luxury vinyl flooring, offering both modern style and practical durability. The fully fitted kitchen includes contemporary cabinetry and integrated appliances—perfect for everyday living and entertaining.

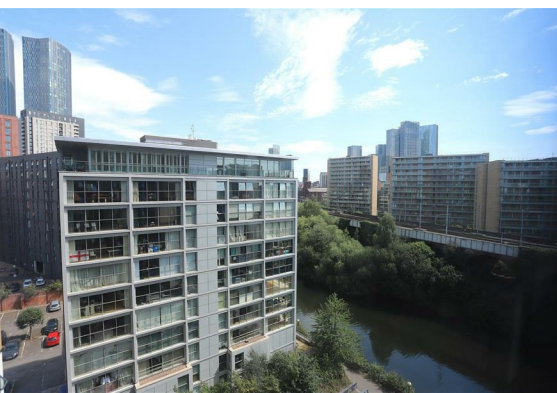
Just off the main living area, a convenient storage cupboard houses the washer/dryer and water heater.

The generously sized primary bedroom is carpeted. It connects to a stylish Jack and Jill bathroom, complete with a full-sized bath and overhead shower.

The second bedroom is also carpeted, and has an en-suite, fitted with a full-sized bath and overhead shower.

Designed with comfort and functionality in mind, this home is perfect for modern city living.





The Area

This area offers vibrant urban living just minutes from Manchester city centre. Popular with professionals and investors, the area features modern developments and excellent transport links including Deansgate station nearby. Residents enjoy easy access to shops, restaurants, gyms, and healthcare services—all within walking distance.

Lease Information

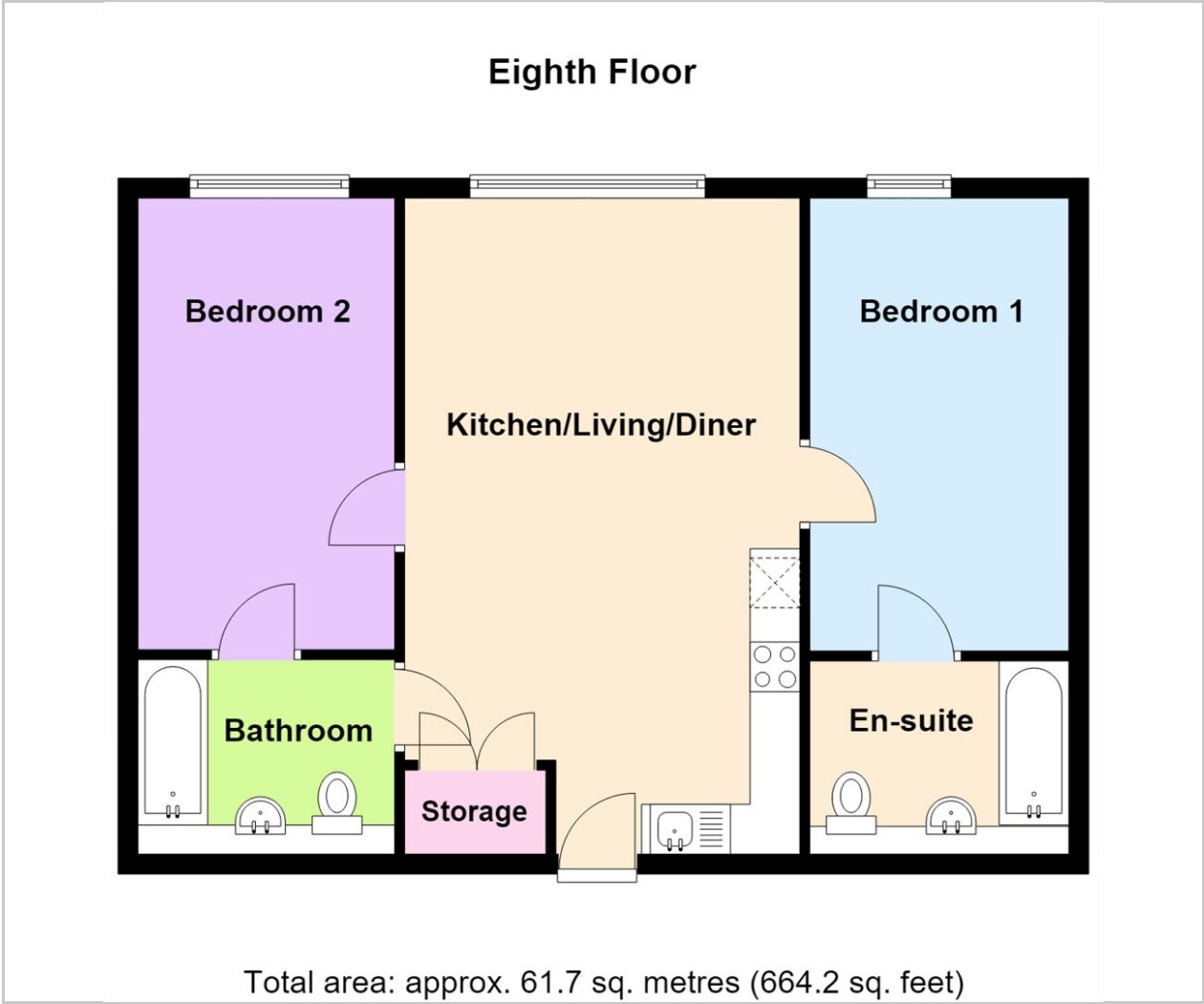
Lease length and years remaining: 999 year lease. 993 years remaining

Service charge per annum: £2845.06

Ground rent per annum: £536

- Two Double Bedrooms
- Two Bathrooms
- Vacant Possession
- 8th Floor
- Close to City Centre
- EPC Rating B
- Concierge Service
- Gym, Sauna and Yoga Room
- Co-Working Spaces & Roof Top Terrace
- Entertainment/Meeting Room

Floor Plan

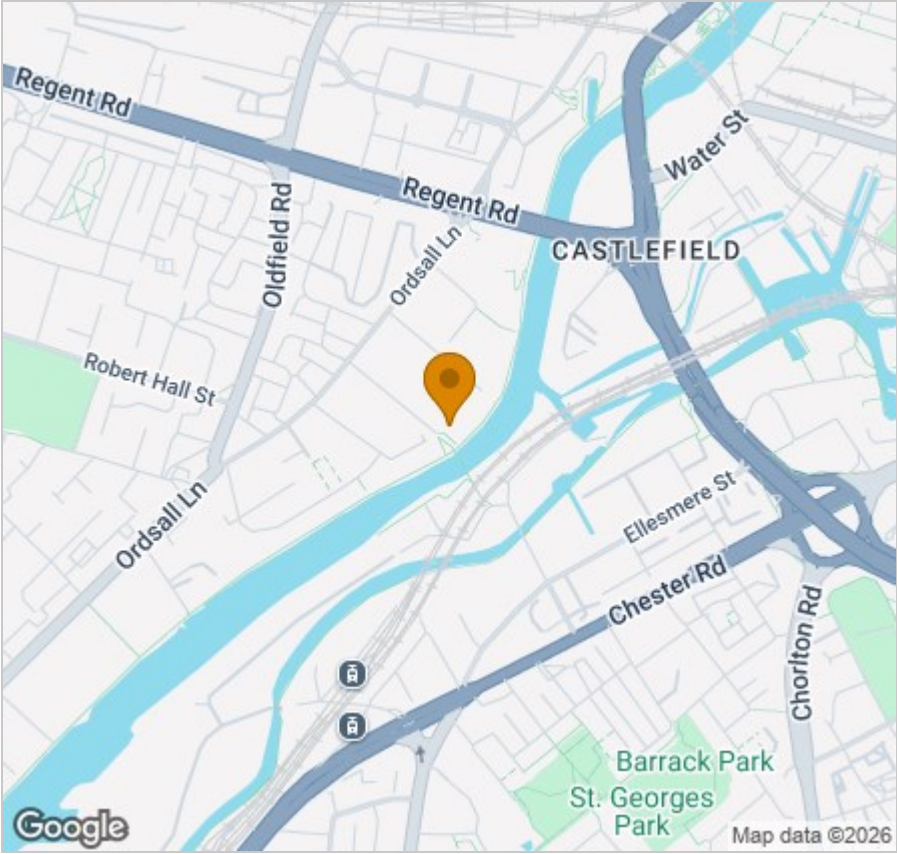


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

