



RESIDE  
MANCHESTER



815 Block B, Downtown 9 Woden Street  
Salford, M5 4YH

Asking Price £240,000

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# 815 Block B, Downtown 9

## Woden Street

Salford, M5 4YH

An impressive two-bedroom apartment situated within the highly sought-after Downtown development, just moments from Castlefield. The property offers generous living space throughout and boasts stunning canal views. Accommodation comprises an open-plan living and kitchen area, two spacious double bedrooms, an en-suite to the principal bedroom, and a modern family bathroom.

Offered with no onward chain. To arrange a viewing, please contact the sales team on 0161 837 2840.

### The Tour

This well-presented two-bedroom apartment welcomes you into a spacious open-plan kitchen, living, and dining area. Finished with sleek luxury vinyl flooring, the space combines contemporary style with everyday durability. The fully fitted kitchen features modern cabinetry and integrated appliances, making it ideal for both daily living and entertaining.

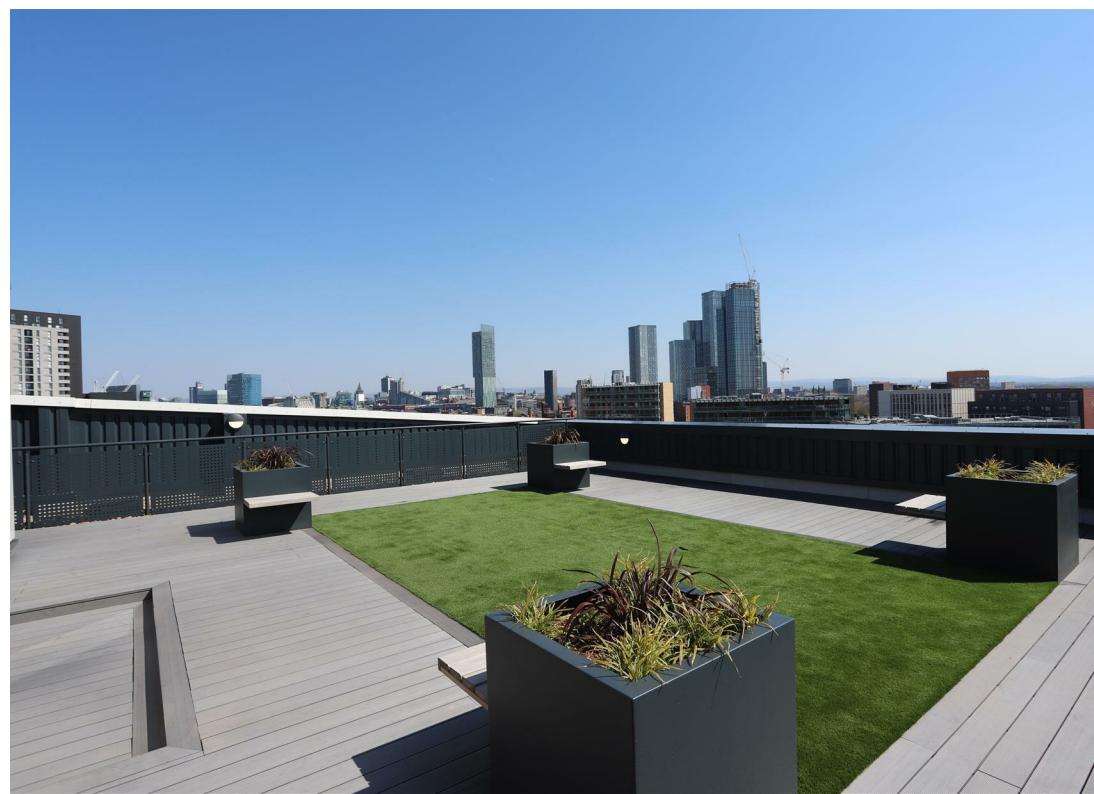
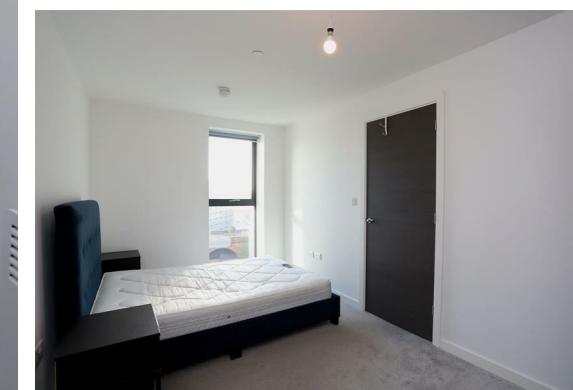
A practical storage cupboard is located just off the main living area, housing the washer/dryer and water heater.

The generously proportioned principal bedroom is carpeted and benefits from access to a stylish Jack and Jill bathroom, complete with a full-sized bath and overhead shower.

The second carpeted bedroom also enjoys its own en-suite bathroom, fitted with a full-sized bath and overhead shower.

Thoughtfully designed with comfort and functionality in mind, this apartment is perfectly suited to modern city living.





### The Area

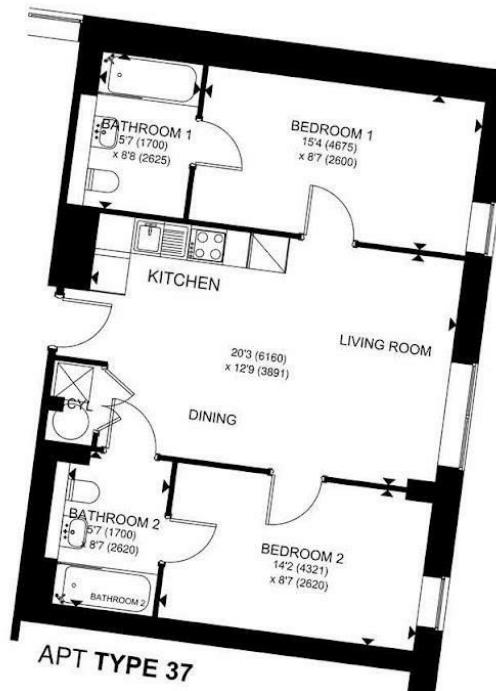
This area offers vibrant urban living just minutes from Manchester city centre. Popular with professionals and investors, the area features modern developments and excellent transport links including Deansgate station nearby. Residents enjoy easy access to shops, restaurants, gyms, and healthcare services—all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

### Lease Information

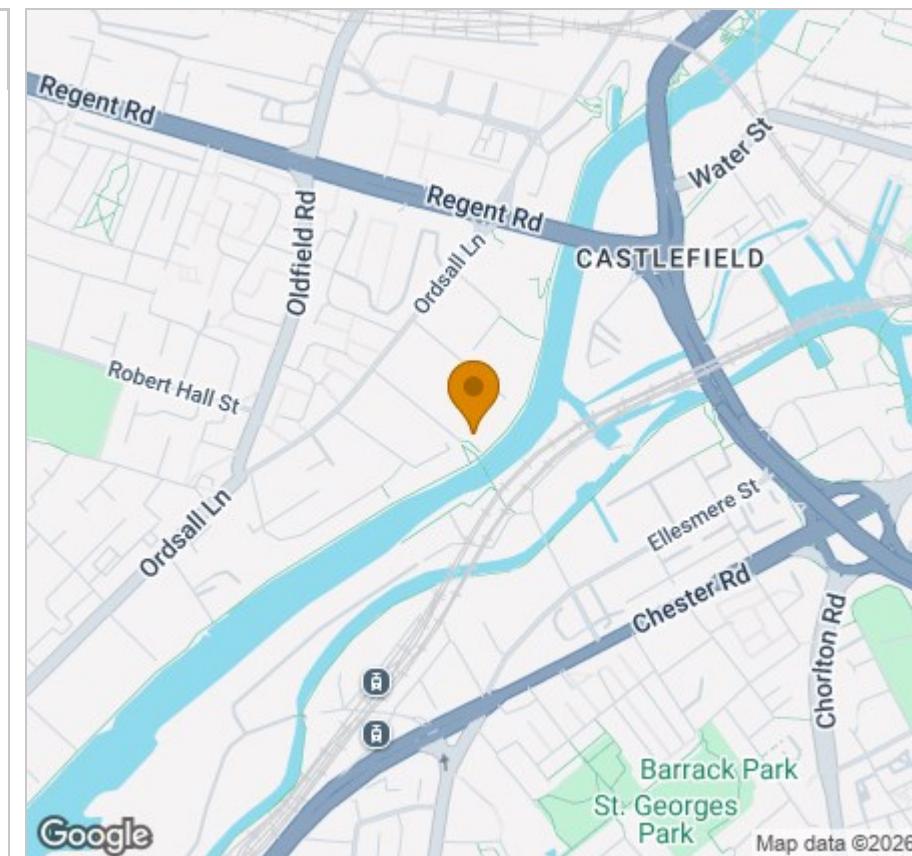
Lease length and years remaining: 999 year lease. 993 years remaining  
Service charge per annum: £2652.14  
Ground rent per annum: £536

- Two Double Bedrooms
- Two Bathrooms
- Vacant Possession
- Views of the Canal
- Close to City Centre
- EPC Rating C
- Onsite residents gym
- Concierge and Co-Working Spaces

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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