



The Voiceover Gallery

TIMBER WHARF

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WORSLEY STREET



Apt 213 Timber Wharf, 32 Worsley Street, Castlefield, Manchester, M15 4NX

Jordan Fishwick are delighted to bring to the market this contemporary 2nd floor, two bedroom apartment located in the desirable Timber Wharf development, Castlefield. The apartment itself comprises of an open plan living/dining area with floor to ceiling double glazed windows. There is a kitchen off the living room with hob/oven, fridge/freezer and washing machine. Two double bedrooms, master with en-suite and fitted wardrobes. There is also a three piece bathroom suite. Large full length balcony accessed via all rooms. Secure parking space included. EWS-1 Available.

Asking Price £265,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Storage cupboard, door to bedrooms, bathroom and living room.

Living Area

20'4" x 18'11"

Fitted carpet, television and telephone connection points. Full width double glazed sliding door with access to balcony. 5 ceiling light pendants and electric storage heaters. Open through to dining area and kitchen which is incorporated within these measurements.

Kitchen

Attractive fitted kitchen with matching base and eye level units and complimentary work surfaces over. Integrated electric

oven, ceramic hob and extractor hood over. Plumbing for washing machine and integrated fridge and freezer with dishwasher. Stainless steel sink with mixer tap over.

Master Bedroom

11'5" x 9'6"

Fitted carpet, Double glazed sliding door with access to balcony

En-Suite

6'4" x 5'1"

Corner shower cubicle, wash hand basin and w.c. Heated towel rail.

Bedroom Two

9'5" x 8'3"

Fitted carpet, Double glazed sliding door with access to balcony.

Bathroom

7'2" x 5'7"

Back to wall wc, semi pedestal basin and panel bath with mixer shower over. Heated towel rail. Partially tiled walls and floor.

Externally

This apartment comes with a secure parking space. Access to the communal gardens. Locker/parcel concierge service.

Additional Information

Lease: 999 years from 2002

Ground Rent: Pepper Corn

Service Charge: £2668.84

Management - Realty

EPC Rating - B

Council Tax Band - D

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





