



R E S I D E  
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MANCHESTER



1203 Block A, Downtown 9 Woden Street  
Salford, M5 4YJ

**Asking Price £299,000**





## 1203 Block A, Downtown 9 Woden Street

Salford, M5 4YJ

A stunning two bedroom apartment located in the popular Downtown development, just minutes from Castlefield. This corner unit, dual aspect 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

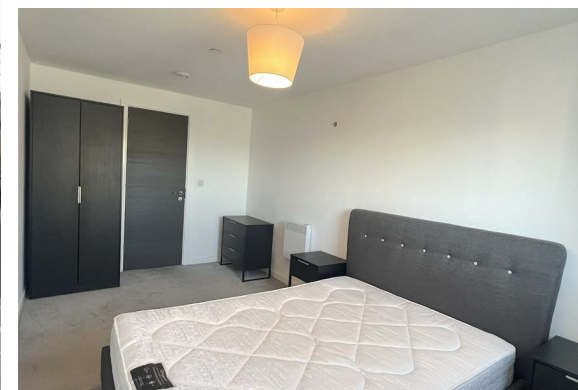
A well presented two-bedroom apartment: welcomed by a long hallway, into a spacious open-plan kitchen, living, and dining area. The space features sleek luxury vinyl flooring, offering both modern style and practical durability. The fully fitted kitchen includes contemporary cabinetry and integrated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

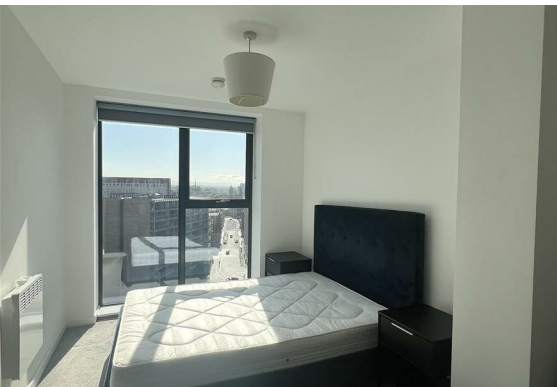
### Lease Information

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

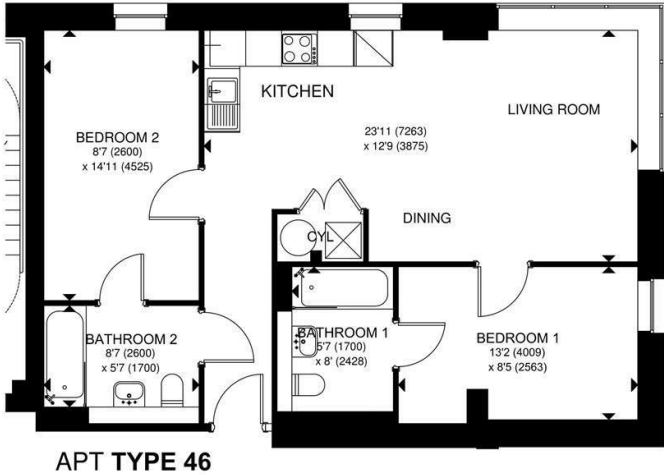
Service charge per annum: £2858

Ground rent per annum: £536

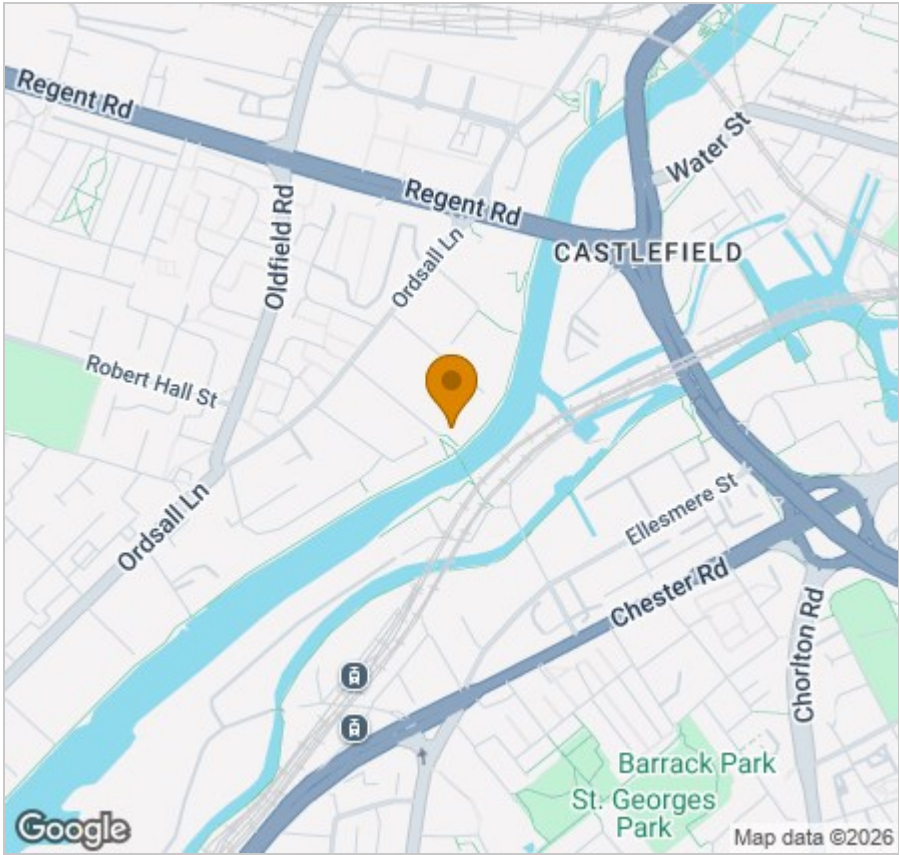
- Two Double Bedrooms
- Two Bathrooms
- Dual Aspect
- Vacant Possession
- Corner Unit
- EPC Rating C
- Close to City Centre
- Plenty of Amenities



Floor Plan



Area Map



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.

Energy Efficiency Graph

