



51 Whitworth Street West  
, Manchester, M1 5ED

Offers in excess of £290,000



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Modern 2-Bedroom Apartment for Sale – W3, Manchester City Centre

Discover contemporary city living in this stylish seventh-floor, two-bedroom, two-bathroom apartment in the sought-after W3 development on Whitworth Street, Manchester. Perfectly located next to Oxford Road Station, this apartment is ideal for first-time buyers, professionals, or property investors.

### Property Highlights:

Two spacious double bedrooms, including a master with en-suite bathroom.

Two modern bathrooms with high-quality fixtures.

Open-plan living and dining area with floor-to-ceiling windows, flooding the space with natural light.

Private balcony offering stunning city views – perfect for relaxing or entertaining.

Fully fitted kitchen with integrated appliances.

Secure entry system and 24-hour concierge for peace of mind.

Access to landscaped communal gardens and BBQ area.

### Prime Location:

Adjacent to Oxford Road Station, offering excellent transport links across Manchester.

Close to local shops, restaurants, and vibrant city-centre amenities.

Ideal for professionals working in Manchester or investors seeking high-demand rental potential.

### Additional Information:

Lease: 125 years from Jan 2002

Service Charge: £5,985 p.a.

Ground Rent: £150 p.a.

Council Tax: Band F

EPC Rating: C

This W3 apartment combines modern style, city convenience, and investment potential. Don't miss the opportunity to own a premium property in Manchester City Centre.





## Floor Plan



## Viewing

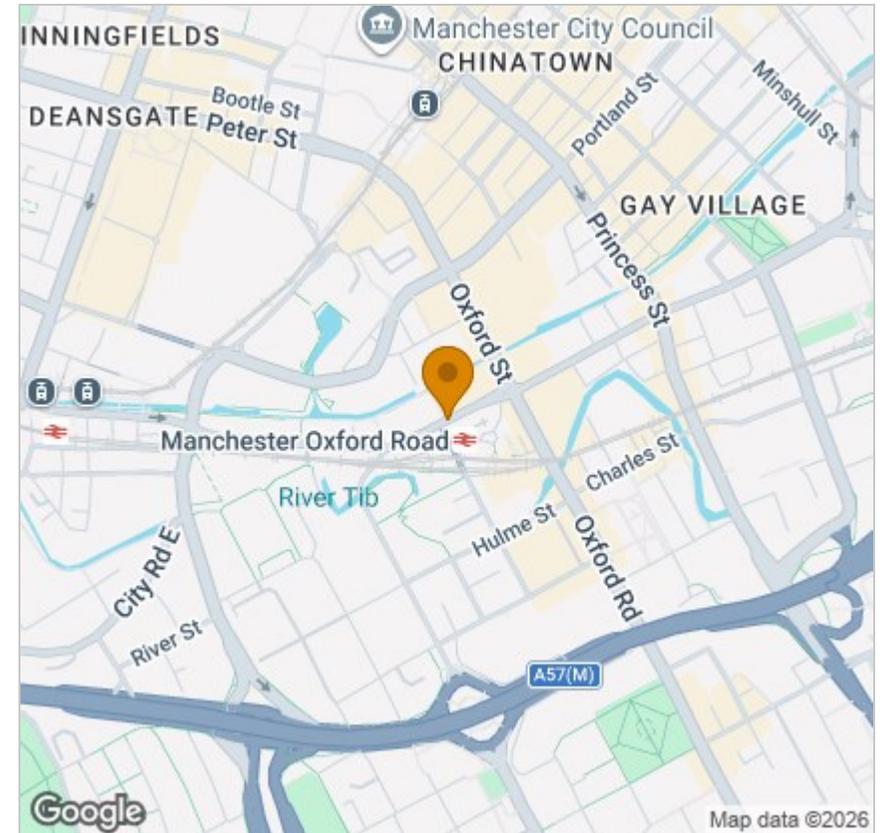
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

