



# WORSLEY STREET CASTLEFIELD

## £260,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



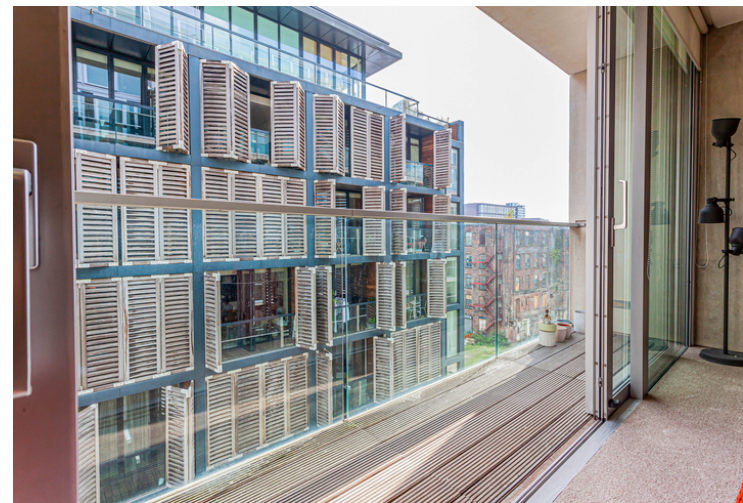


## Worsley Street, Castlefield, M15 4NY

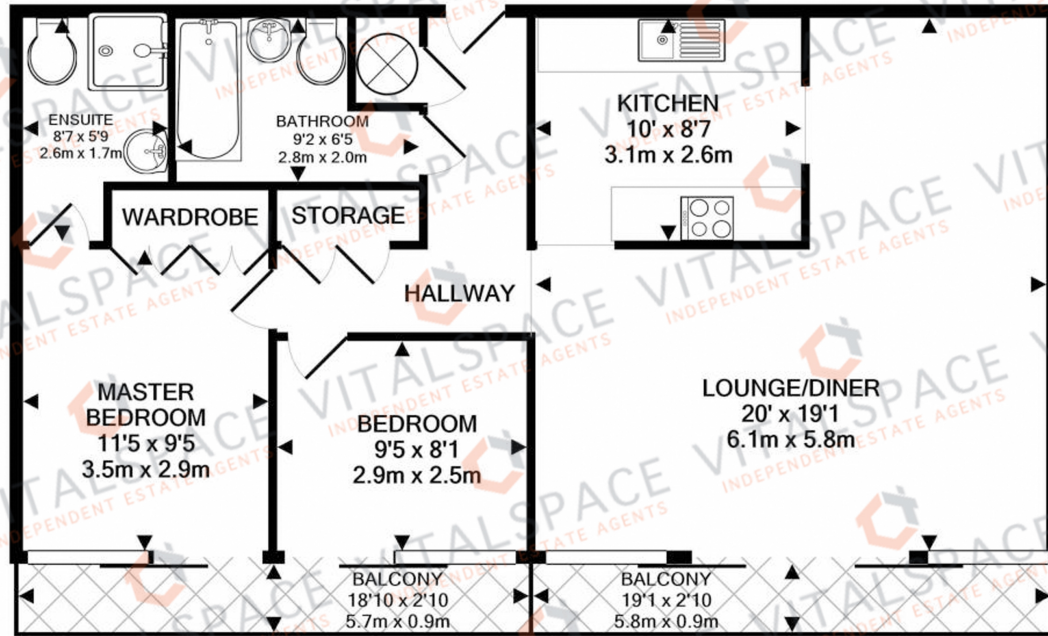
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superb furnished TWO BEDROOM apartment with two balconies. Positioned on the fourth floor of this landmark development by Urban Splash. The accommodation comprises; entrance hallway, open plan living room, fully integrated kitchen, two double bedrooms, en-suite shower room and main bathroom. This contemporary apartment also benefits from full height glazed windows and a balcony with timber decking. Built by award winning developers Urban Splash and designed by Glenn Howells Architects, Timber Wharf was one of the very first residential developments to pave the way for an established residential oasis within Manchester city centre. Set within a tranquil waterside environment residents have the opportunity to meander down the canal foot path which leads to Salford Quays in one direction and the city centre in the other, passing a number of bars and restaurants on the way. is part of the Britannia Basin development on the edge of Castlefield and the City Centre. The development benefits from a secure communal entrance, lift service to all floors and a well maintained canal side communal garden with picnic benches and table tennis table for the sporting enthusiast. An internal inspection is highly recommended to fully appreciate the accommodation on offer. Contact VitalSpace Estate Agents to arrange an internal inspection.











TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Features

- Two double bedrooms
- Fourth floor apartment
- Furnished accommodation
- Floor to ceiling windows
- Two bathrooms
- Modern fitted kitchen
- Popular location
- Quiet Communal Gardens
- Large Feature Balcony
- Viewing recommended

## Frequently Asked Questions

Tenure: Leasehold

Annual service charge: Circa £2000 per year

Annual ground rent: Peppercorn

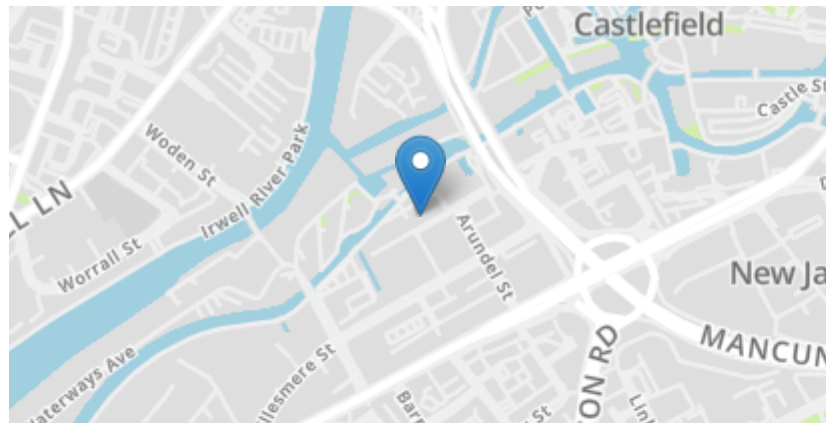
Length of lease: 999 years from 2000

Est. rental income: £1,350 pcm

Management company: Realty Management Ltd

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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