



Timber Wharf, Worsley Street, Manchester - Asking Price Of £170,000

Julie Twist Properties welcome to the market this lovely one bedroom apartment, located within the renowned Timber Wharf Development in Castlefield. Positioned on the second floor, this apartment comprises of a living area, open plan kitchen with integrated appliances, double bedroom, a three piece bathroom suite and a full-length balcony with beautiful views overlooking Bridgewater Canal, accessible from both the bedroom and living area. The property also comes complete with one secure, allocated parking space.

Timber Wharf is only a stone's throw away from a local convenience store, a local co-op, gym and a choice of cafés/bars. It's also short walk to Deansgate and Slate Wharf offering easy access to a range of shops, transport links and further bars and restaurants. The nearby Combrook Metrolink offers connections to south Manchester, Salford Quays and the City Centre. Timber Wharf benefits from its own large communal garden and a private entrance onto the canal towpath.

- Second Floor Apartment
- One Double Bedroom
- Full Length Balcony
- Secure Allocated Parking Space
- Castlefield Location
- 10 Minute Walk to Deansgate
- Vacant and No Onward Chain
- EWS1 - A2 Rating



GENERAL

Rental Yield: 7.06% (based on an estimated rental income of £1000pcm)
 Service Charge: £1375.50 per annum (Includes Buildings Insurance)
 Ground Rent: Peppercorn
 Ground Rent Review Period: N/A
 Lease: 999 years from 01.01.2000
 Square Footage: 367sq.ft / 34.1sq.m
 Council Tax Band: B, Aprx £1697.91pa
 Management Company: Realty Management Limited

HALLWAY

Carpeted flooring, access to storage cupboard housing the boiler, additional storage space and ceiling lighting.

LIVING AREA

Floor to ceiling double glazed sliding doors leading onto a private balcony, polished concrete feature wall, carpeted flooring, wall mounted heater, intercom entry system, phone/tv point and ceiling lighting.

KITCHEN

Open plan kitchen comprising wall and base units, plumbing and space for washing machine, integrated fridge with freezer tray, built-in oven with four ring hob and extractor over, tiled walls, lino flooring, under-unit lighting and spotlights.

BEDROOM

Floor to ceiling double glazed sliding door leading onto private balcony, polished concrete feature wall, built in wardrobe with sliding doors, wall mounted heater, carpeted flooring and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, lino flooring, heated towel rail and spotlights.

OTHER

The balcony has timber decking and glass balustrade. The balcony offers views over Bridgewater Canal and towards Manchester City Centre. The property also comes complete with one secure allocated parking space.

SECOND FLOOR
 367 sq.ft. (34.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 367 sq.ft. (34.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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