



## Timber Wharf, Castlefield - Asking Price Of £180,000

Julie Twist Properties are delighted to present this lovely one bedroom apartment, located within the renowned Timber Wharf Development in Castlefield. Positioned on the sixth floor, this apartment comprises of a living room, open plan kitchen with integrated appliances, double bedroom, main three piece bathroom and a full-length balcony with stunning water views, accessible from both the bedroom and living room. The property also benefits from an allocated tandem parking space which accommodates parking for two cars.

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 Cornbrook Metrolink offers connections to south Manchester, Salford Quays and the City Center. Timber Wharf benefits from its own large communal garden and a private entrance onto the canal towpath.

- One Double Bedroom
- 6th Floor
- Water Views
- Allocated Tandem Parking Space
- Large floor to Ceiling Windows
- Full Length Balcony
- Castlefield Location
- 10 Minutes Walk to Deansgate



**GENERAL**

Rental Yield: 7.3% (based on an estimated rental income of £1100pcm)  
 Service Charge: £1413.06 per annum  
 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 £1608.63pa  
 Management Company: Realty

**HALLWAY**

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

**LIVING ROOM**

Floor-to-ceiling double glazed sliding doors onto balcony, polished concrete feature wall, carpeted flooring, wall mounted heater, 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, four ring hob with extractor over, tiled walls, lino flooring, under-unit lighting and ceiling lighting.

**BEDROOM**

Floor-to-ceiling double glazed sliding door to balcony, polished concrete feature wall, built-in wardrobes, wall mounted heater, carpeted flooring and ceiling lighting.

**BATHROOM**

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

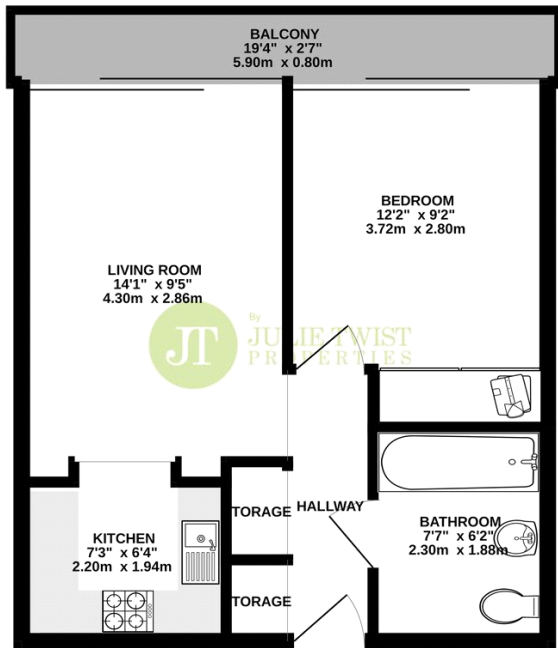
**BALCONY**

Accessed from the bedroom and living room, the balcony has timber decking and glass balustrade. The balcony offers beautiful views over Bridgewater Canal and towards Manchester City Centre.

**PARKING**

Tandem parking space for two cars

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



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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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		