



WORSLEY STREET  
CASTLEFIELD

£275,000

 2 BEDROOMS

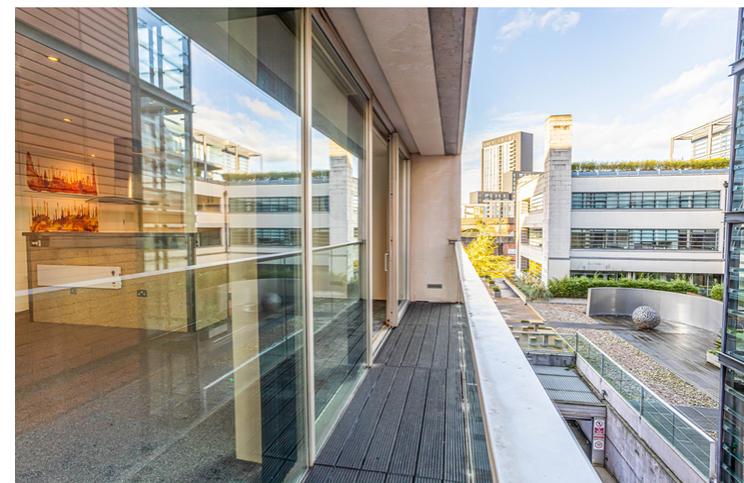
 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

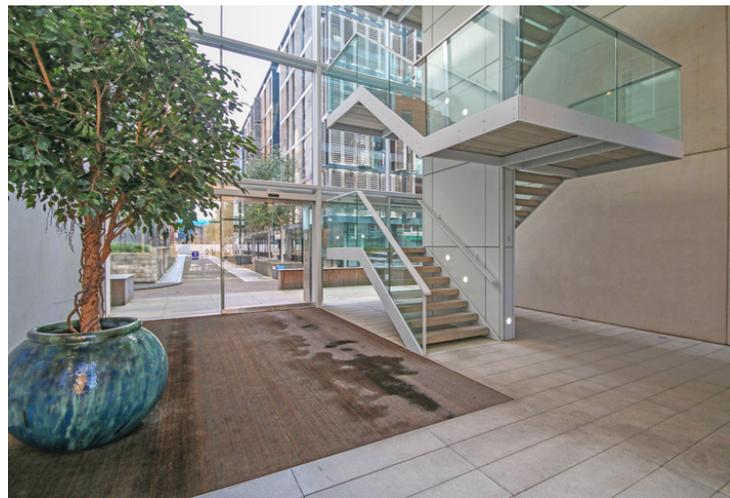


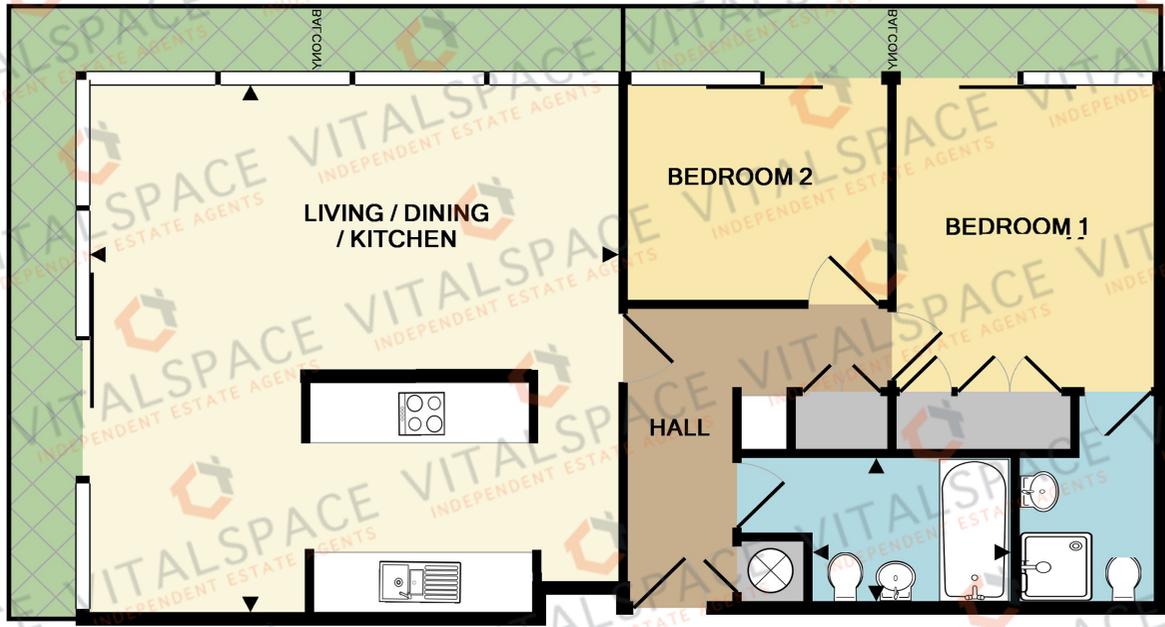
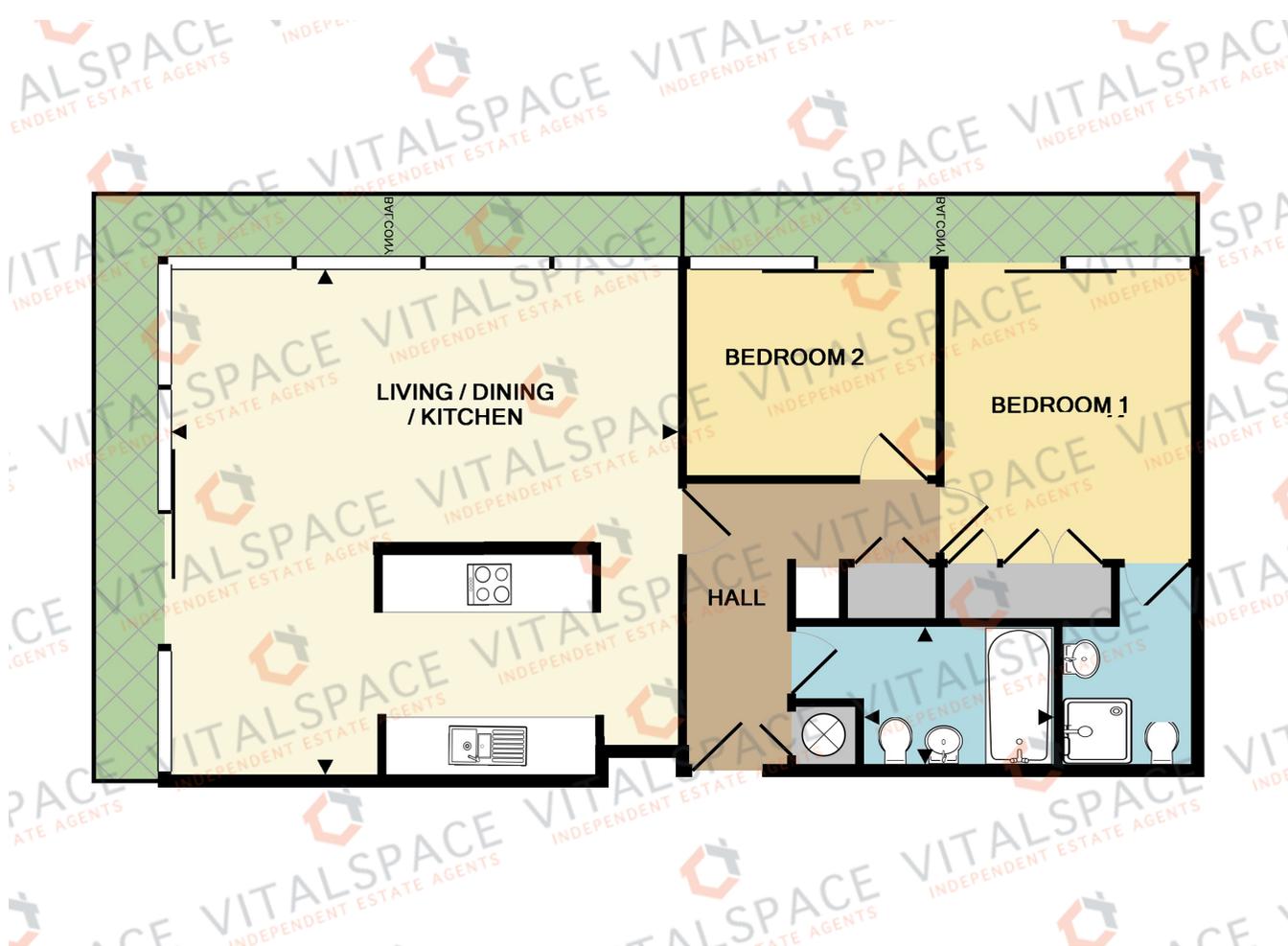
## Worsley Street, Castlefield, M15 4NX

**\*\*NO ONWARD CHAIN\*\* - \*\*ALLOCATED PARKING\*\* -**

VITALSPACE ESTATE AGENTS are pleased to offer for sale this superb TWO DOUBLE BEDROOM corner apartment with two balconies. Positioned on the second floor of this landmark development by Urban Splash, this attractive apartment offers seamless marble carpet flooring throughout and in brief, 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 to two elevations leading onto a wraparound balcony with timber decking accessible from all rooms. A secure allocated parking space can be found within the parking area. Timber Wharf is part of the Britannia Basin development on the edge of Castlefield and the City Centre. Positioned within walking distance to Deansgate Square, restaurants and gastro pubs including The Wharf, Dukes 92 and Alberts, the Y Club gym at Castlefield Bowl, an independent cinema, theatre and art gallery at HOME, and supermarkets such as Co-op and Tesco. This attractive apartment is also ideal for access to Cornbrook Metrolink or Deansgate train station. The development benefits from Fibre, Apudos smart parcel lockers, a well maintained canal side communal garden with picnic benches, a table tennis table and an opportunity to grow your own vegetables. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Two Double Bedrooms
- Stunning Condition
- Allocated Parking Space
- Iconic Development
- En-suite Shower Room
- Two Balconies
- Impressive corner position
- 71 Sqm / 764 Sqft
- No onward chain
- EWS1 form with A2 rating

## Frequently Asked Questions

Additional Information - Lease: 999 years from 2002

Ground Rent: Pepper Corn

Service Charge: £2668.84

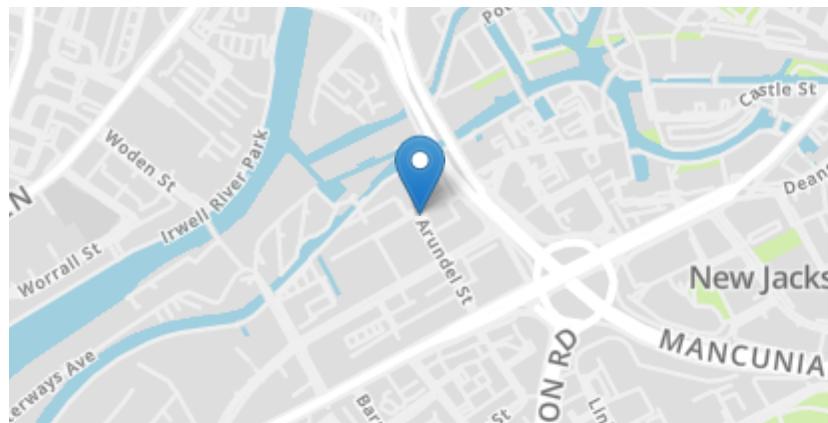
Management - Realty Management Ltd

Rental income: £1,400 per month

Animals permitted at discretion of the management company

Management company: Realty Management Ltd

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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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