

106B Downtown 9 Woden Street

, Salford, M5 4YS

Asking Price £230,000

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106B Downtown 9 Woden Street

Salford, M5 4YG

An impressive two-bedroom apartment situated within the highly sought-after Downtown development, just moments from Castlefield.

The property offers generous living space throughout and boasts stunning canal views. Accommodation comprises an open-plan living and kitchen area, two spacious double bedrooms, an en-suite to the primary bedroom, and a modern family bathroom.

Downtown offers an excellent range of resident amenities, including a fully equipped gym, sauna and thermal suite, cinema room, residents' lounge, landscaped communal gardens, roof terrace, private dining room and business centre. The development also benefits from a 24-hour concierge service.

Offered with no onward chain. To arrange a viewing, please contact the sales team on 0161 837 2840.

Downtown

Downtown offers an excellent range of resident amenities, including a fully equipped gym, sauna and thermal suite, cinema room, residents' lounge, landscaped communal gardens, roof terrace, private dining room and business centre. The development also benefits from a 24-hour concierge service and secure entry systems. Its location provides convenient access to Regent Road Retail Park, Deansgate, Spinningfields and Cornbrook Metrolink, as well as attractive riverside surroundings along the River Irwell.









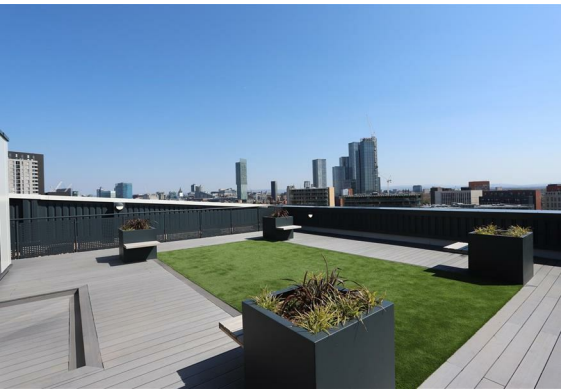
















The Tour

This well-presented two-bedroom apartment welcomes you into a spacious open-plan kitchen, living, and dining area. Finished with sleek luxury vinyl flooring, the space combines contemporary style with everyday durability. The fully fitted kitchen features modern cabinetry and integrated appliances, making it ideal for both daily living and entertaining.

A practical storage cupboard is located just off the main living area, housing the washer/dryer and water heater.

The generously proportioned principal bedroom is carpeted and benefits from access to a stylish Jack and Jill bathroom, complete with a full-sized bath and overhead shower.

The second carpeted bedroom also enjoys its own en-suite bathroom, fitted with a full-sized bath and overhead shower.

Thoughtfully designed with comfort and functionality in mind, this apartment is perfectly suited to modern city living.

The Area

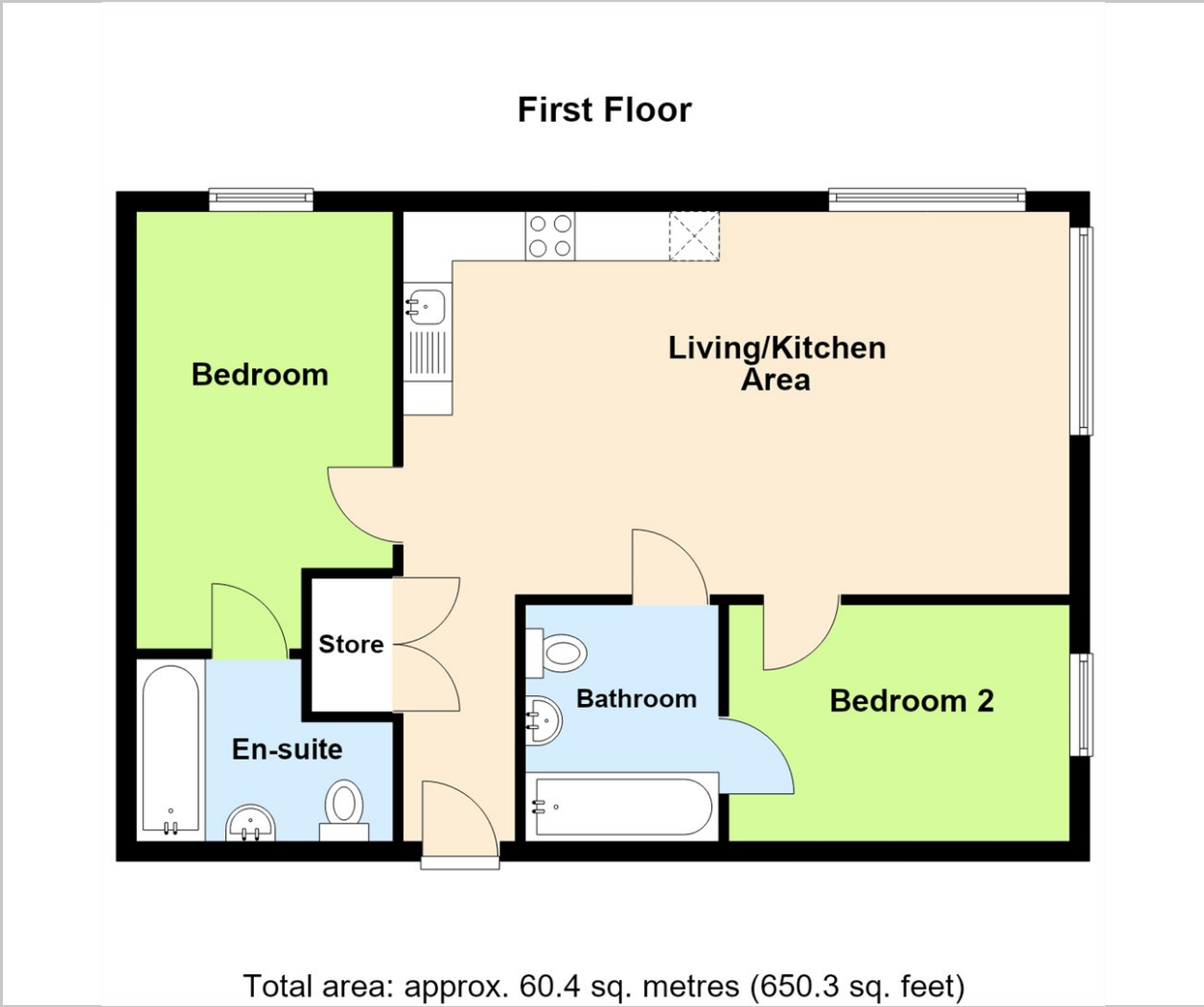
This area offers vibrant urban living just minutes from Manchester city centre. Popular with professionals and investors, the area features modern developments and excellent transport links including Deansgate station nearby. Residents enjoy easy access to shops, restaurants, gyms, and healthcare services—all within walking distance.

Lease Information

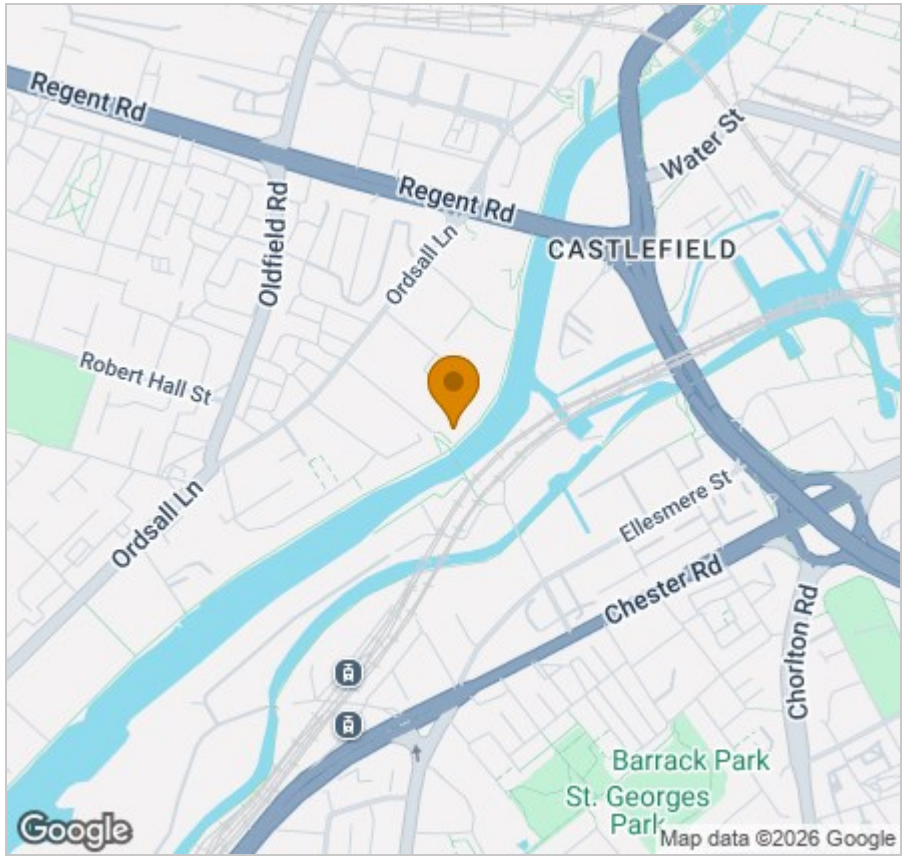
Lease length and years remaining: 999 year lease. 993 years remaining
Service charge per annum: £2798.99
Ground rent per annum: £540

- Two Double Bedrooms
- Two Bathrooms
- 24 Hour Concierge Service & Co-Working Spaces
- Residents Gym & Terrace Area
- No Chain
- EPC Rating B
- Floor To Ceiling Windows
- Owner Occupiers & Investors Welcome

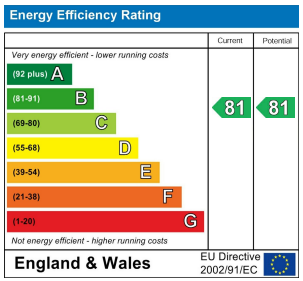
Floor Plan

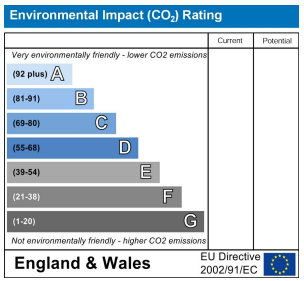


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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