



Apt 202 Downtown, 9 Woden Street Block A, Ordsall, Salford, M5 4YG

ONLINE VIDEO TOUR OR PHYSICAL VIEWING AVAILABLE - <https://youtu.be/R7BfUTnrRDQ> INVESTORS ONLY

Jordan Fishwick are pleased to offer for sale this stunning two bedroom second floor apartment at Downtown, Woden Street which has proved to be very popular since completing in 2020. The property is immaculately presented throughout and boasts a great size living room with GARDEN AND RIVER VIEWS, two large bedrooms, one with en-suite, and a well appointed jack and jill bathroom. The furniture that you see on the images can come included with the flat making it a great investment opportunity. There are also a number of fabulous facilities on site including 24 hour concierge, cinema room, gym, spin studio and business suite. EPC Rating B. EWS1 Available/Mortgage buyers invited!

Rented at £950 PCM until 22th November 2022.

Price £265,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living Room/Kitchen

22'2" x 11'7"

Range of wall and base units with complimentary worktop over. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Spotlights. Laminate flooring throughout. TV and telephone point. Airing cupboard housing the washing machine.

Bedroom One

14'11" x 8'6"

Fitted carpet. Ceiling light. Window.

En-suite

8'6" x 5'6"

Partially tiled. Low level W/C. Floating sink with mixer tap. Bath with mixer shower over. Vanity mirror.

Bedroom Two

14'11" x 8'6"

Fitted carpet. Ceiling light. Window.

Jack and Jill Bathroom

8'6" x 6'5"

Partially tiled. Low level W/C. Floating sink with mixer tap. Bath with mixer shower over. Vanity mirror.

Externally

Communal gardens. Lift to all floors. Concierge. Gym. Spin studio. Work space. Cinema Room.

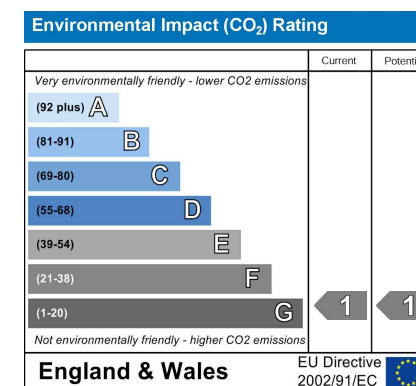
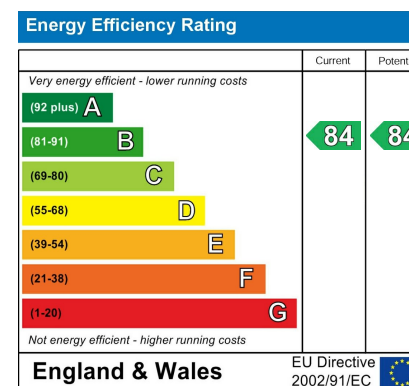
Additional Information

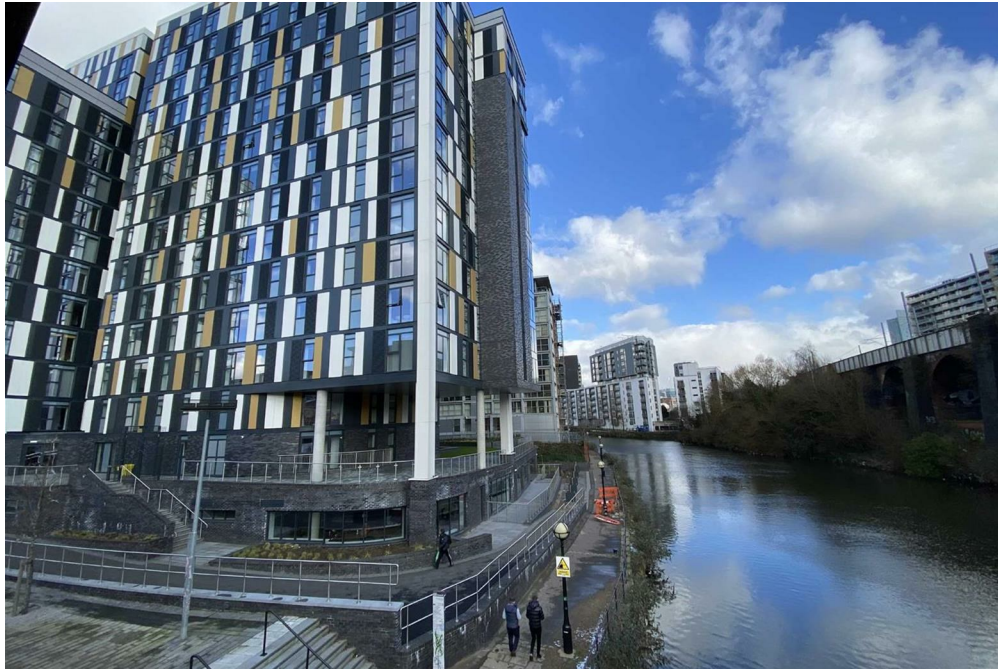
Ground rent - £300 per annum

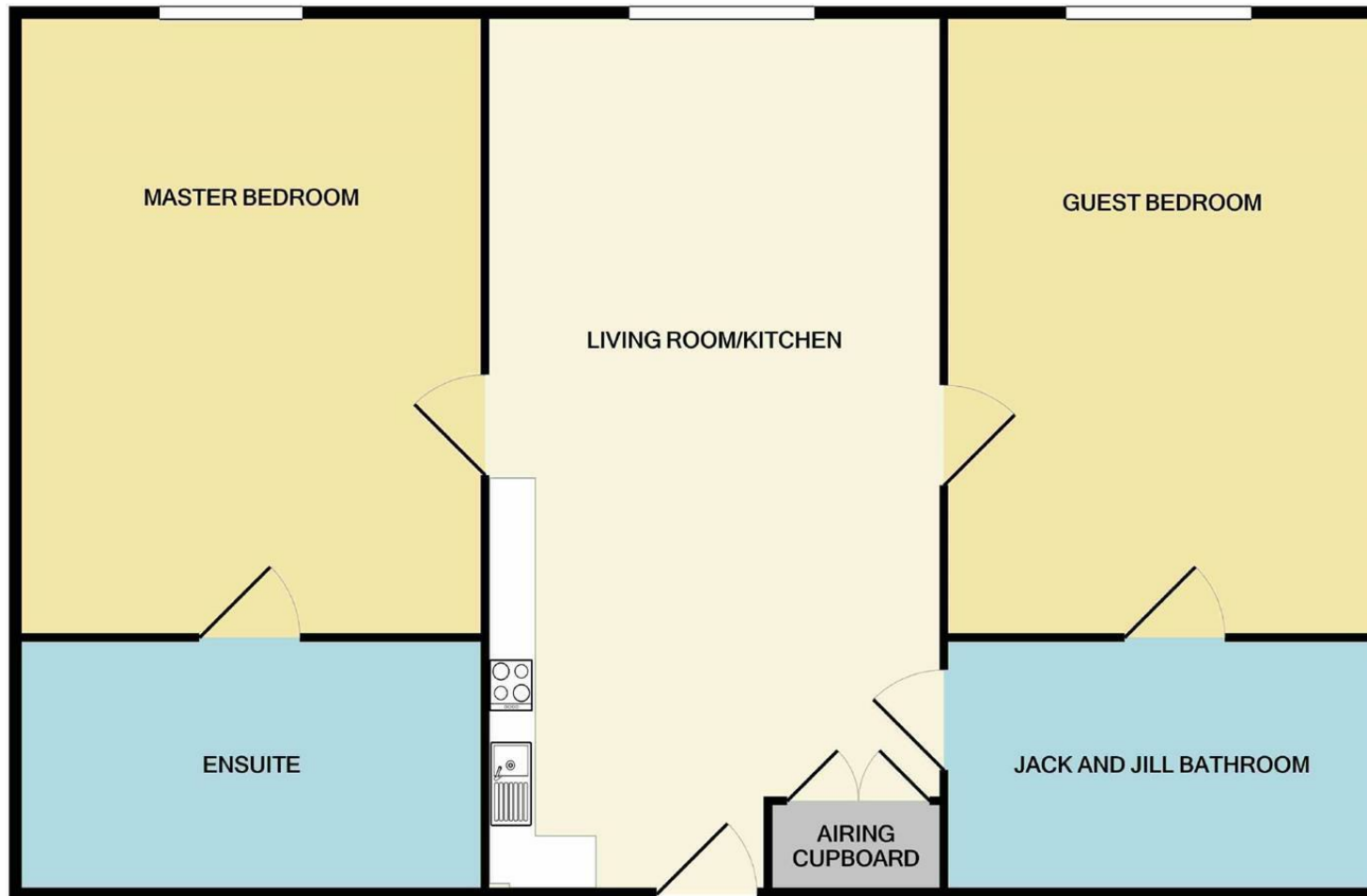
Service charges - £1500 per annum
Lease - 999 years from 2019

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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 were 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.







Measurements are approximate. Not to scale. Illustrative purposes only
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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