



A904DT 9 Woden Street, M5 4YF

£277000.00

FOUNDA
HOMES



A Summary

M5 4YE (a well-established area popular with young professionals). Two-bedroom apartment situated in the newly completed superb Downtown development.

9 Woden Street
£277000.00

Story of the house

M5 4YF (a well-established area popular with young professionals) Two-bedroom flat situated in the newly completed superb Downtown development. The apartment briefly comprises; a spacious living area, a contemporary kitchen with a range of appliances, two large double bedrooms, and a superb bathroom. The communal areas are secure throughout and cycle storage (fob accessed) is available in the basement. Located on the banks of the River Irwell and adjacent to the historic quarter of Castlefield, Downtown is Manchester's premier residence with a host of hotel-style services, including a concierge located within the lobby, an onsite gymnasium and spa, a media room for movies and rooftop terraces with outdoor chill-out seating areas. For convenience, Downtown offers dry and cold storage rooms to facilitate supermarket deliveries, a postal room, and a business center. There is also secure bicycle parking.

24/7 Concierge (parcel point)

Business center (free wifi)

Gym

Studio

Entertainment suite

Bike storage

No Parking space

Ground rent: £395 per year

Leasehold: 985 years remaining

Service charge: £2701.66 per year

Tenancy end date: 09/06/2024

Current rent: £1,325 per month

EPC rating: C

Council Tax Band: A

EWS1: A1

5 minutes walk into Deansgate & the City Centre

5 minutes walk to Regent Retail Park & Sainsbury Superstore

5 minutes walk to Cornbrook Tram Station (interchange station)

Direct access to motorway M60/M62 & Mancunian Way



