



**B003 Woden Street, M5 4YG**

**£270000.00**

# A Summary

Two double bedroom + 2 bathrooms apartment situated in the superb downtown development. The apartment briefly comprises: spacious living area, contemporary kitchen with range of appliances, large double bedroom and a superb bathroom.

Woden Street  
£270000.00

# Story of the house

Ground floor 2 beds + 2 baths apartment (with outside terrace)

Two double bedroom + 2 bathrooms apartment situated in the superb downtown development. The apartment briefly comprises: spacious living area, contemporary kitchen with range of appliances, large double bedroom and a superb bathroom. The communal areas are secure throughout and cycle storage 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 centre. There is also secure under-croft car and bicycle parking.

Hotel style concierge (parcel point)

Free business centre (free wifi)

Free gym Free sauna/spa room

Free studio to rent

Free cinema room

Free bike storage (fob accessed)

2 double beds + 2 bath Ground floor (with outside terrace)

Furnished (with window blinds & bathroom mirrors)

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

Ground rent: £395 per year

Service charge: £2034.32 per year

Tenure: more than 990 Years

Current rent: £1100 pcm till 22/07/2023

EWS1 rating: A1

No chain



