



# Wilson Building, Potato Wharf, Manchester

1 bed apartment

£210,000 Leasehold

## Description

Potato Wharf is a picturesque canal-side development nestled in the highly desirable Castlefield area. This one-bedroom apartment has a stylish interior that mixes classic charm with a modern, city-living vibe.

Positioned on the 4th floor, this apartment features a welcoming entrance hallway with a convenient storage cupboard, leading into a bright and generously proportioned open-plan kitchen and living area.

The kitchen is fully equipped with integrated appliances, while the apartment also includes a well-sized double bedroom and a stylish three-piece bathroom suite, offering both comfort and quality throughout.

Potato Wharf sits right next to the Bridgewater Canal, running through the heart of this historic part of the city. Just off a charming cobbled street, you're only a short walk from Castlefield's great selection of bars, pubs, and restaurants. The area's also home to the Castlefield Bowl, a popular open-air venue for live music and festivals, and the nearby Science and Industry Museum offers a fascinating look into Manchester's industrial past.

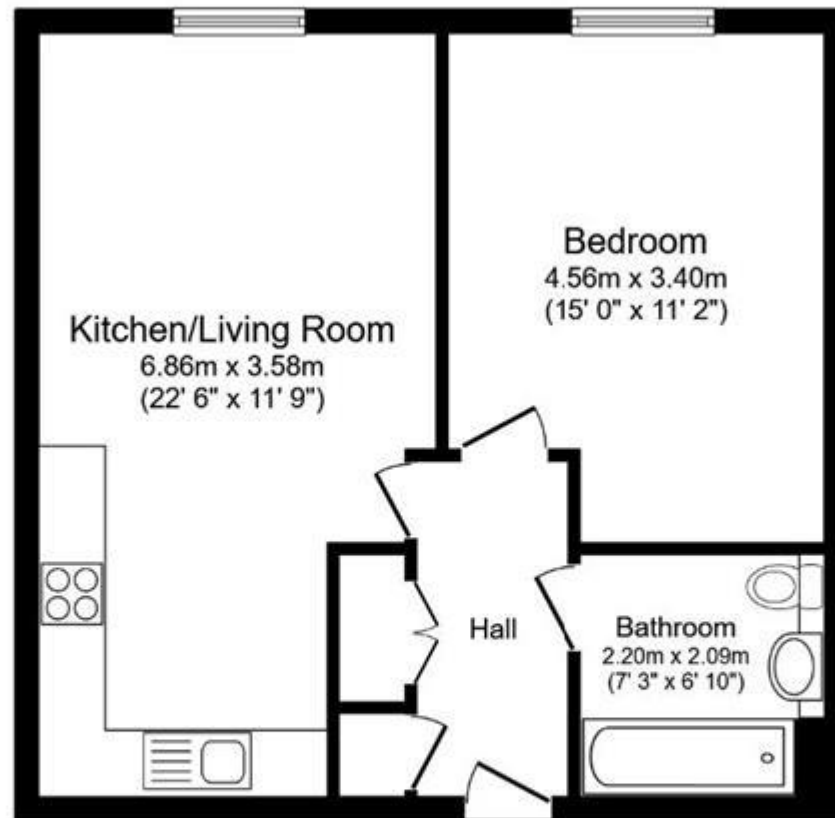
This versatile property offers strong rental potential for investors (7.1% RENTAL YIELD) and a welcoming, move-in-ready space for



home buyers seeking comfort and long-term value.

Council Tax Band: C  
Tenure: Leasehold (996 years)  
Ground Rent: £183 per year  
Service Charge: £1,602 per year

**Tenure**  
Leasehold



### Floor Plan

Floor area 48.6 sq.m. (523 sq.ft.)

Total floor area: 48.6 sq.m. (523 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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