



Wilson Building, Potato Wharf

£330,000 Leasehold

2 bedroom apartment for sale

Description

Located in the popular Potato Wharf development, this 2-bedroom, 2-bathroom apartment enjoys a prime canal-side position in the heart of Castlefield. The development blends modern living with the area's traditional brickwork, giving it plenty of character.

Set on the 6th floor, the apartment opens into a welcoming hallway with storage, leading to a bright, open-plan kitchen and living area. The kitchen is well equipped with integrated appliances, and the living space is flooded with natural light.

A private balcony offers an excellent outdoor space with open views. Both bedrooms are generous doubles, with the main bedroom featuring an en-suite, alongside a modern three-piece bathroom. The property also includes an allocated parking space - a real bonus in this central location.

Residents are close to bars, cafés, restaurants, gyms, Castlefield Bowl, and scenic canal walks, with excellent transport links nearby. Finished to a high standard throughout, this is a stylish home in one of Manchester's most sought-after locations and also offers strong investment potential, with an estimated rental yield of 7% if rented.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (996 years)

Ground Rent: £240 per year



Service Charge: £2,205.08 per year

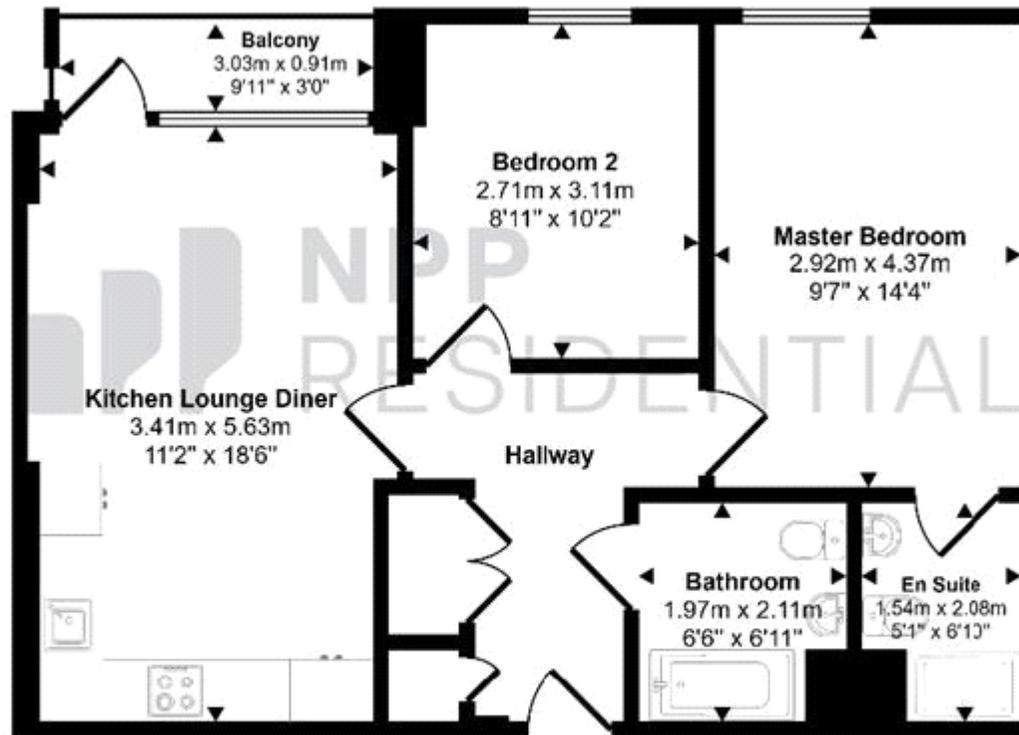
Parking options: Off Street, Residents

Garden details: Communal Garden, Enclosed Garden

Tenure

Leasehold

Approx Gross Internal Area
59 sq m / 636 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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