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Residential Lettings & Property Management




TO LET



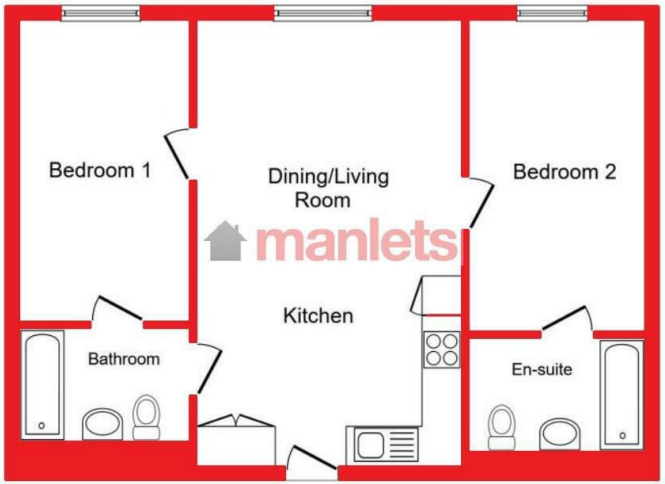




Apartment 109, Downtown 9 Woden Street, Salford, Greater Manchester, M5 4YG

£1,400 Per Month

- 2 DOUBLE BEDROOMS WITH ENSUITE BATHROOMS
- FULLY FURNISHED
- FITTED KITCHEN WITH WASHER/DRYER & DISHWASHER
- CONCIERGE SERVICE
- SUITABLE FOR STUDENTS & PROFESSIONALS
- GREAT TRANSPORT LINKS
- RESIDENTS LEISURE FACILITIES
- **NO PARKING**
- VIEWING HIGHLY RECOMMENDED!!
- AVAILABLE NOW




**Floor Plan**

Total floor area 63.0 sq. m. (678 sq. ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

## Directions

## THE PROPERTY

***AVAILABLE NOW*** - Spacious 2 Bedroom, 2 Bathroom Fully furnished apartment on the 1st Floor of the popular DOWNTOWN Development. Concierge & On Site Residents Gym

***NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED***

**12 Month Contract preferred by Landlord**

***NO Pets Allowed***

Video Tour of Downtown Development - https://vimeo.com/418791692

Stunning 2 Bedroom, 2 Full Size Bathrooms on the 1st floor of the much sought after Downtown development.

The furnished apartment briefly comprises; spacious living area, contemporary kitchen with range of appliances, 2 double bedrooms & 2 bathrooms

The first large double bedroom and a superb `jack & jill` bathroom and ample storage

The second bedroom provides the flexibility of using this space as an office/study or addiitional dressing/storage area with full ensuite bathroom facilities.

The Downtown development provides its residents with 24/7 concierge, high-tech gym with thermal suite, executive business lounge and roof terraces and 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 and only minutes from the Metrolink and City Centre Manchester

This property does NOT have any parking

## SITUATION

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