



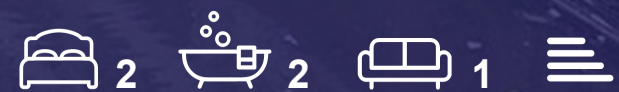
URBAN ESTATES

SALES - LETTINGS - MANAGEMENT



705 Whitworth Street West  
, Manchester, M1 5ED

Asking price £319,000





## 705 Whitworth Street West , Manchester, M1 5ED

Stylish 2-Bed, 2-Bath Apartment with Balcony – W3 Development, Manchester City Centre

A modern and beautifully presented two-bedroom, two-bathroom apartment located on the 7th floor of the highly desirable W3 development on Whitworth Street. This property offers contemporary city-centre living, a private balcony with open views, and unbeatable access to transport, shops, bars, and restaurants. Perfect for first-time buyers, professionals, or investors seeking strong rental demand in a prime Manchester location.

### Key Features

Modern 7th-floor apartment in the landmark W3 development

Two spacious double bedrooms

Two contemporary bathrooms, including an en-suite to the primary bedroom

Separate family bathroom

Bright open-plan living and dining space

Fully fitted kitchen with integrated appliances

Private balcony with attractive city views

24-hour on-site concierge for added convenience

Secure entry system

Landscaped communal gardens

Residents' BBQ area

Outstanding city-centre location close to Oxford Road Station, entertainment, and amenities

Ideal for owner-occupiers or buy-to-let investors

### Key Information

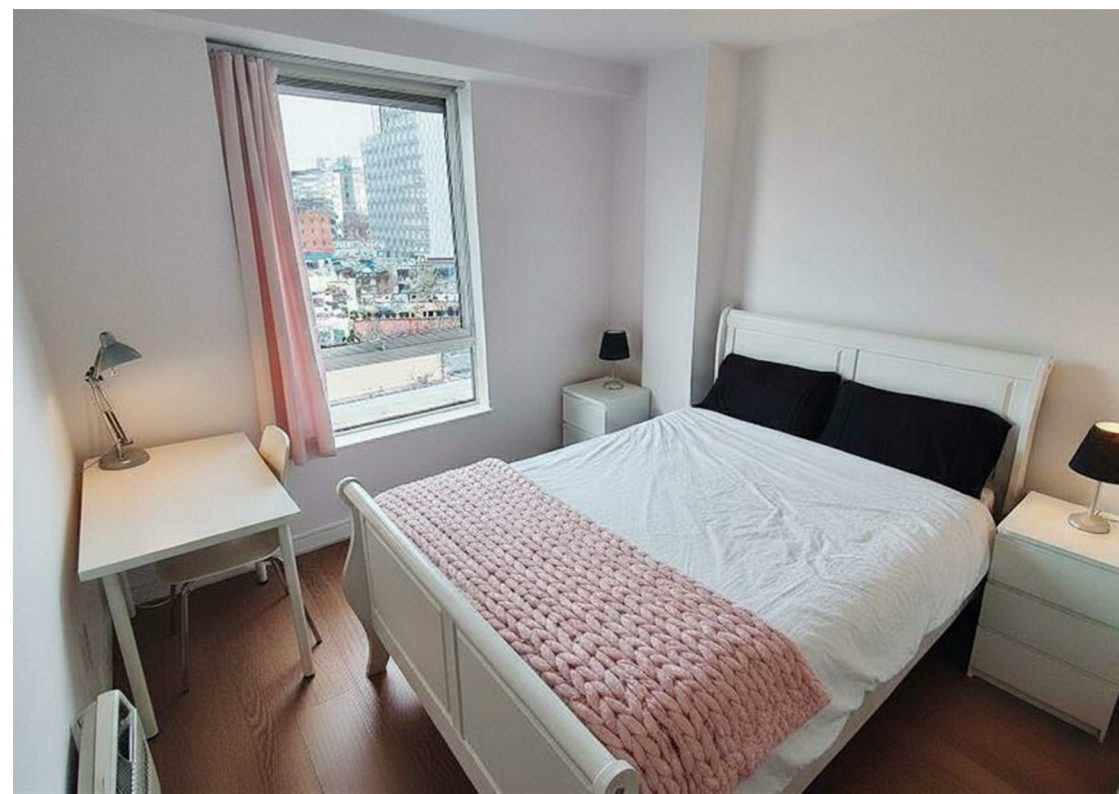
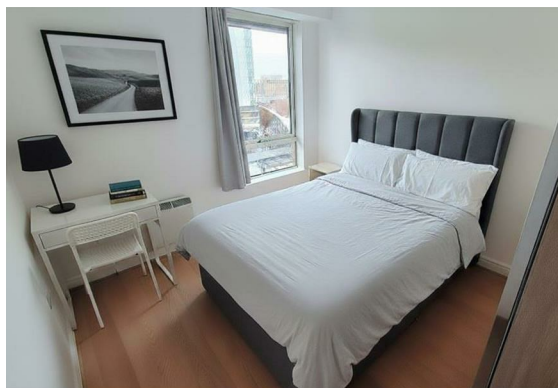
Lease: 125 years from January 2002

Service Charge: approx. £5,985 p.a.

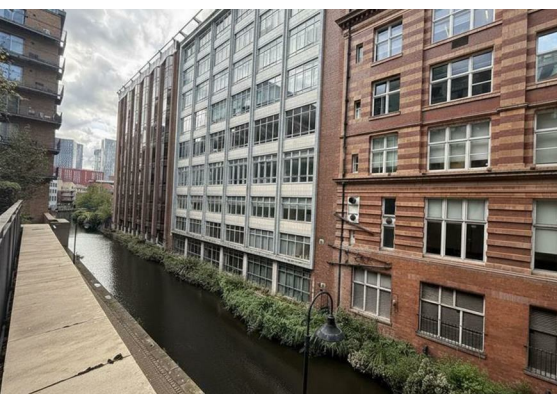
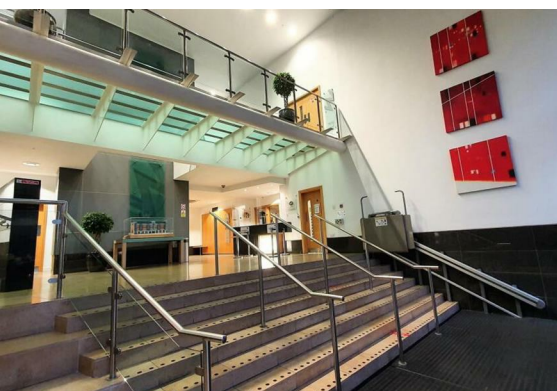
Ground Rent: £150 p.a.

Council Tax Band: F

EPC Rating: C

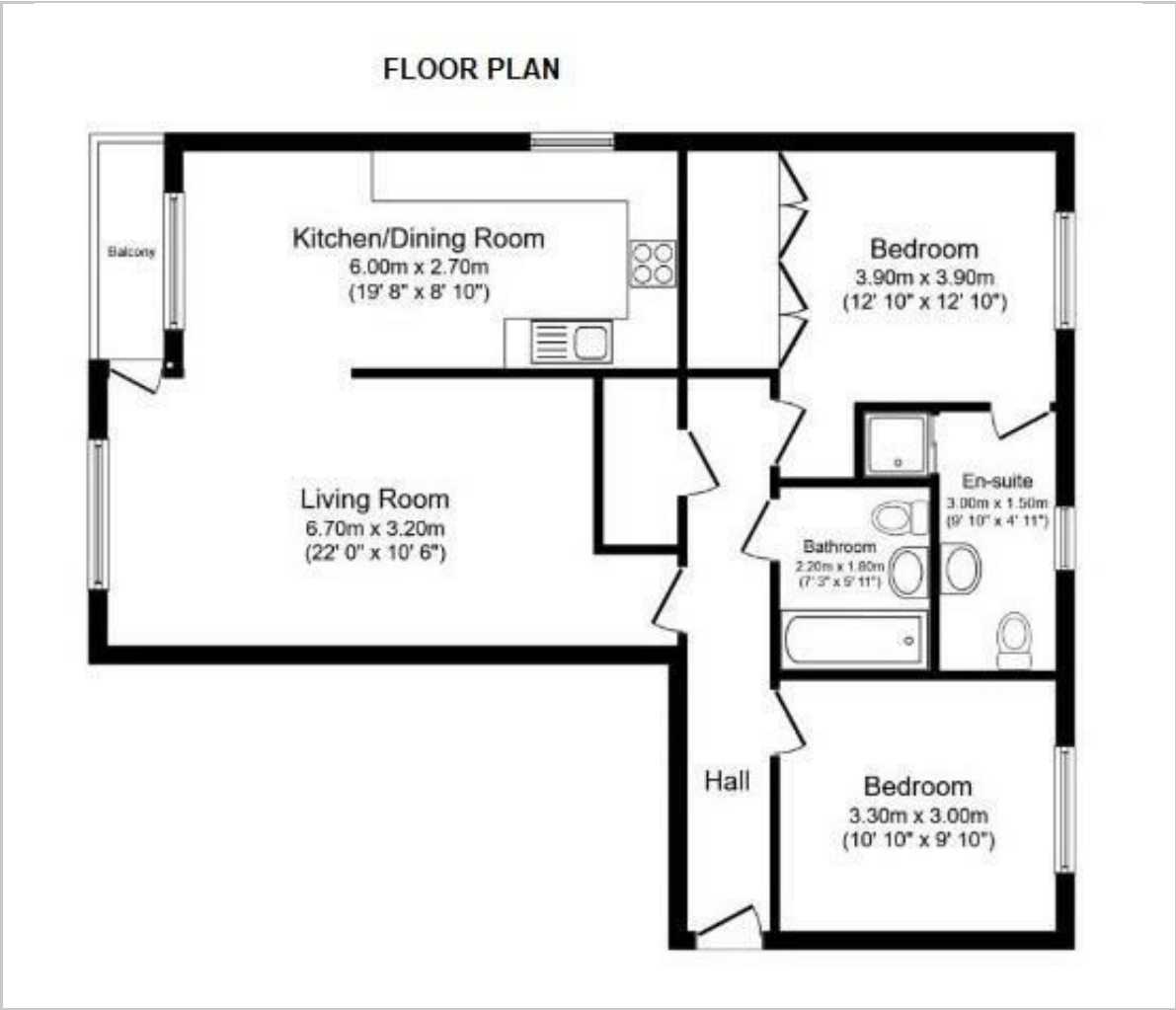








Floor Plan



Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY  
Tel: 0333 433 0348 Email: [talat.ali@urbanestatesuk.co.uk](mailto:talat.ali@urbanestatesuk.co.uk) <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

