

urbansplash

Timber Wharf

Castlefield

Manchester



**Apartments
for sale or to rent**

Urban Splash's first new build development, Timber Wharf was designed by Glenn Howells Architects and has made a striking impact upon the landscape at Castlefield.

Timber Wharf has 181 apartments on the upper floors and ground floor offices, including the head office of Urban Splash.

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Timber Wharf

16 - 50 Worsley Street

Castlefield

Manchester

M15 4LD

Timber Wharf offers a range of one and two bedroom apartments, in addition to fantastic duplex and penthouse apartments.

The upper floors benefit from some of the most stunning views across Manchester and the surrounding area. Every apartment has its own private balcony space or there is also the communal residents garden to enjoy the outdoors. All apartments are fitted to a high specification including timber floors, fitted bathrooms and kitchens with appliances.

The ground floor at Timber Wharf is occupied by many offices. Round the corner in Moho the ground floor space is occupied by a convenience store, two bar/restaurants and offices. This adds to the community created in Castlefield and offers great amenities for residents on their doorstep.

Location

Timber Wharf is located in the vibrant Castlefield area and just a five minute walk to the city centre along the canal towpath. It has excellent transport links with Cornbrook Metrolink station situated further along the road, proximity to Deansgate station and direct access onto the Mancunian Way and further motorway network.

» [Click here to see location map](#)



Specification

Finishes, fixtures and fittings

- NHBC warranty
- Concrete walls left unpainted and sealed with clear lacquer finish
- All internal walls are plastered and painted white
- Ceiling is plastered and painted white
- Access to balcony via full height balustrades with colour coated steel handrails
- Recessed lighting incorporated into party walls
- Stainless steel ironmongery throughout

Heating

- Economy 7 storage heating

Flooring

- Solid timber floor to living and dining spaces
- Grey carpet to bedrooms and corridors

Kitchens

Fully fitted kitchen including Baumatic range of fittings (Smeg in penthouses) comprising:

- Stainless steel fan assisted oven
- Stainless steel cooker hood and ceramic touch control halogen hob
- Low level integrated refrigerator
- 1 ½ bowl stainless steel sink with monoblock mixer tap
- Laminated worktops and cupboard/drawer fronts with stainless steel handles
- Linoleum sheet flooring kitchen

Additional to penthouses only:

- Low level integrated freezer
- Integrated dishwasher
- Integrated microwave
- Slate tiles to kitchen floors
- Integrated granite worktops and cupboard/drawer fronts with stainless steel handles and a lacquered finish

Bathrooms

- Bath with shower with chrome mixer taps and shower fittings
- Contemporary white porcelain WC and washbasin
- Partially tiled walls
- Electric heated towel rail
- Linoleum sheet flooring bathroom

Penthouses only:

- Bath with shower overhead, glazed folding screen and Phillippe Stark chrome mixer taps and shower fittings
- Shower with glass screen and Phillippe Stark fittings and thermostatic mixer
- Phillippe Stark WC and washbasin
- Slate tiles to bathroom floors

Services

- BT sockets – BT Highway compatible
- TV aerial sockets
- Sky socket (Sky box and registration fee not included)
- Water heated electrically
- Plumbed position for washer dryer
- Hanging pendant fittings to living/dining spaces and bedrooms
- Recess down lights to kitchen and bathrooms
- Floor/wall mounted stainless steel, purpose made power, BT and TV sockets
- Intruder alarm
- Audio door entry phone supported with visual through TV system

Common areas

- Access via a secure entrance atrium and dedicated lift
- Secure underground parking available (at an extra cost)
- Cycle parking
- Recycling bins provided in basement car park
- Private residents' garden

Site plan

