



# Apt 223 City Gate 3, 5 Blantyre Street, Castlefield, Manchester, M15 4JJ

Jordan Fishwick present this 1st floor one bedroom apartment located in City Gate 3, Castlefield. Ideally located just a short walk from the City Centre and transport links from Deansgate Station, The property comprises of entrance hallway with large storage cupboard housing boiler and washer dryer, very large partially tiled bathroom with mixer shower, heated towel rail and window. Open plan living area, with patio door to decked balcony. Fitted kitchen with appliances. No parking. Tax Band B. EPC Rating B.

\*Cladding works due to finish in the very near future, we have been informed that the works were funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers may be accepted, please discuss with your mortgage advisor/the branch\*

\*Rented at £875 PCM until July 2024\*

## Offers Over £120,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Fitted carpet, large storage cupboard housing hot water cylinder and washing machine. Doors to living room, bathroom and bedroom

### Living Room/Kitchen

11'10" x 16'9"

Modern fully fitted kitchen with range of fitted units and complimentary roll top work surfaces over. Space for fridge/freezer. Integrated electric oven with hob and extractor hood over. Circular stainless steel sink. Fitted carpet, double glazed window and door to balcony. Wall mounted electric heater. Television and telephone connection points.

### Bedroom One

7'7" x 12'7"

Fitted carpet, double glazed window and Wall mounted electric heater.

### Bathroom

White three piece bathroom suite with panel bath with mixer shower over, back to wall WC and pedestal basin Double glazed window.

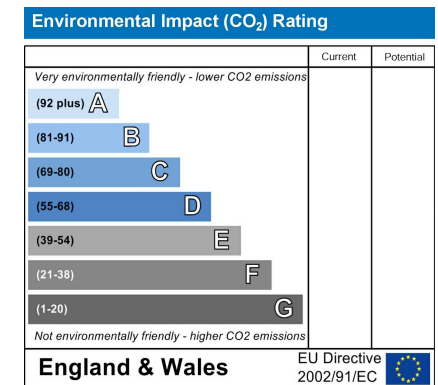
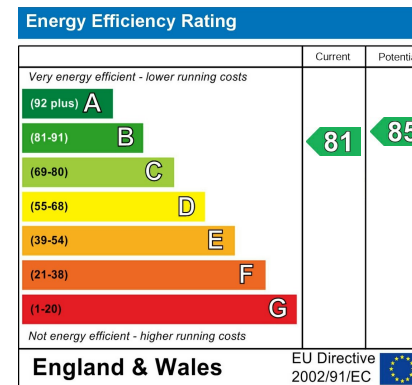
### Externally

Lifts to all floors.

### Additional Information

Ground rent £125 per annum

Service charges £118 per month  
 Lease 150 years from 2000







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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