



Apt 301 Castlegate, Chester Road, Manchester, M15 4QG

Jordan Fishwick are pleased to offer for sale this larger than average one bedroom apartment at Castle Gate, just a 2 minute walk away from Deansgate. Open to mortgage buyers, Castle Gate is perfectly situated on the cusp of the city centre giving easy access to the ring road, as well as Salford Quays/Media City. The apartment is located on the third floor of this beautiful building and has access to a secure parking space, and concierge. The apartment briefly comprises of: entrance hall, large open plan living room/kitchen with breakfast bar, upgraded heaters and access to balcony, master bedroom with fitted wardrobes, and a well appointed bathroom. There is no onward chain with this property. Lifts to all floors. APPROXIMATELY 700 SQ FT.

Cladding works due to finish in September 2024. The works are being funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers accepted, please discuss with your mortgage advisor/the branch

Price £219,950

Viewing arrangements

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

Entrance Hall

Spotlights. Laminate flooring. Telephone point. Airing cupboard housing water tank and washing machine.

Living Room/Kitchen

31'2" x 13'10"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Freestanding fridge/freezer. Integrated dishwasher. Breakfast bar with space for stools under. Spotlights. Hard wood flooring. TV point. Upgraded wall mounted heaters. Access to balcony.

Bedroom One

11'11" x 9'9"

Fitted carpet. Spotlights. Wall mounted heater. Fitted wardrobes.

Bathroom

Tiled bathroom suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Shaver point. 2 x mirrored vanity storage cupboards.

Externally

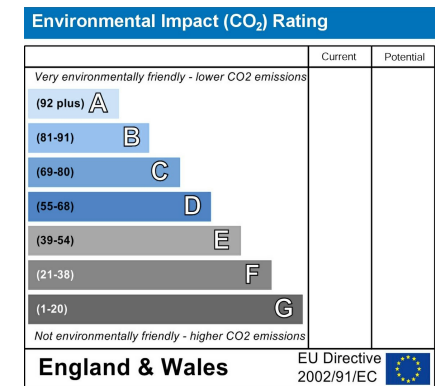
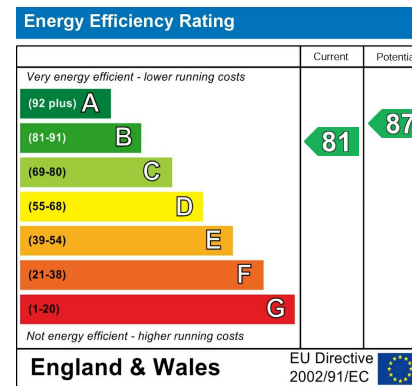
Balcony. Lifts to all floors. Concierge.

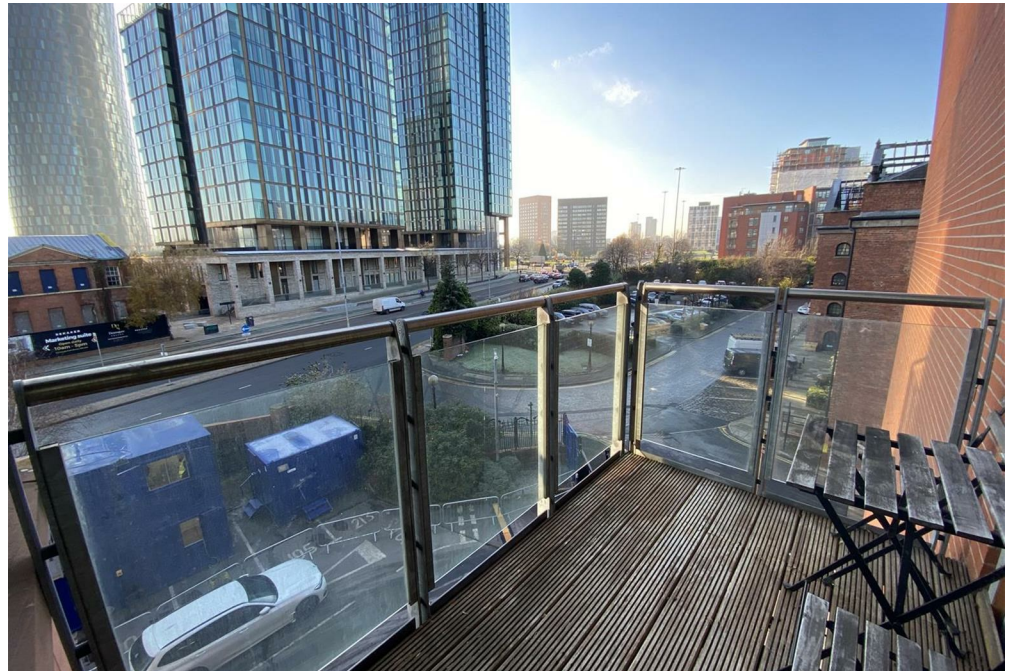
Additional Information

Ground rent = £300 per year

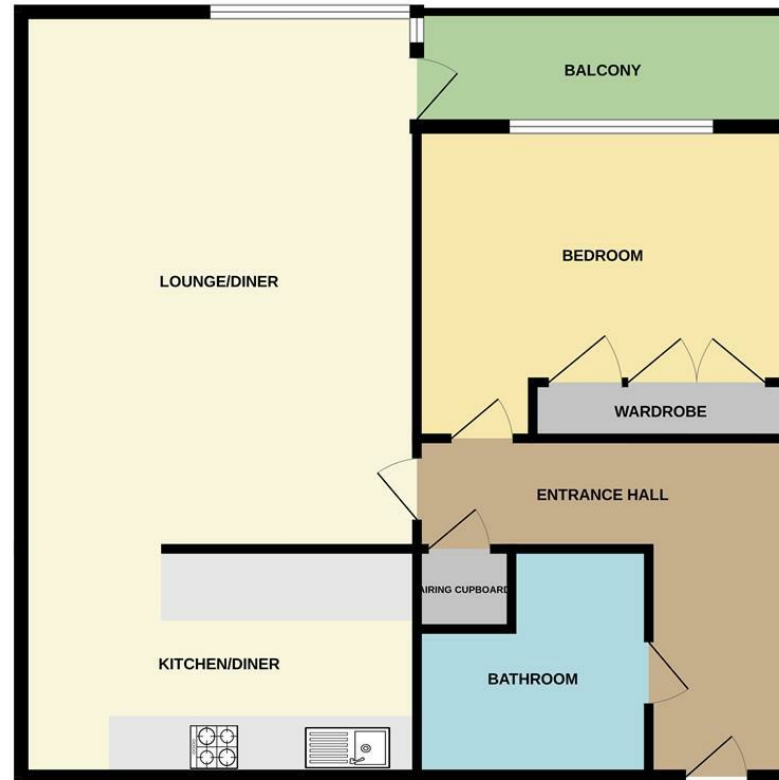
Service charge = £2768.40 per year

Lease = 125 years from 2004 with 105 years remaining





3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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