



FOR SALE
Modern
Self-Contained
Commercial Unit
2,140 sq ft

AIR CONDITIONING
ELECTRONIC ROLLER SHUTTERS
INTERCOM ENTRY SYSTEM
INTEGRATED ALARM
SURFACED INTERNET CONNECTION
200A COMPLIANT

SUSPENDED CEILING
RAISED ACCESS FLOORS
LED LIGHTING
4 SINGLE PARKING SPACES
SELF-CONTAINED
PREVIOUSLY CLINICAL USE

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Commercial Unit
2,140 sq ft

Sixteen.
Commercial Real Estate
0161 461 1616

Edwards.
0161 461 1616

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Apt 302 3 Burton Place, Ellesmere Street, Castlefield, Manchester, M15 4LR

Jordan Fishwick are pleased to offer for sale this well presented one bedroom property situated on the third floor in the desirable Ellesmere Street area of Castlefield. The property benefits from large sliding doors leading to a private balcony, as well as a double bedroom with plenty of room for other furnishings. There is an excellent modern kitchen with fitted appliances and a tastefully appointed bathroom with white three piece integrated suite. EPC Rating C. EWS1 IN PLACE. NO ONWARD CHAIN.

Offers Over £130,000

Viewing arrangements

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

Entrance Hallway

Walnut wood flooring, two storage cupboards one housing hot water cylinder. Doors leading to bedroom, bathroom and living room.

Living Area

10'10" x 10'2"

Open plan living/dining room with continuation of walnut wood flooring. Floor to ceiling double glazed window and concertina doors opening to balcony., Television and telephone connection points. Wall mounted electric heater. Open through to kitchen

Kitchen

5'7" x 7'10"

Modern fully fitted kitchen with a range of matching base and eye level units and complimentary roll top work surfaces over. Integrated fridge and freezer, SMEG electric oven with ceramic hob over.

Bedroom

7'7" x 8'6"

Fitted carpet, built in wardrobe, wall mounted electric heater. Double glazed window.

Bathroom

White three piece suite with back to wall WC, semi pedestal basin and panel bath with mixer shower over. Large vanity mirror

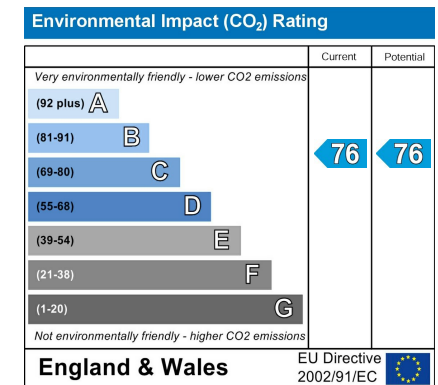
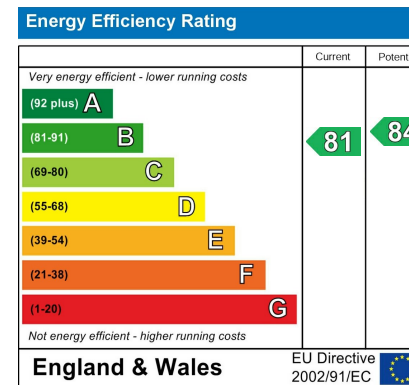
Additional Information

Service Charge: £204 per month

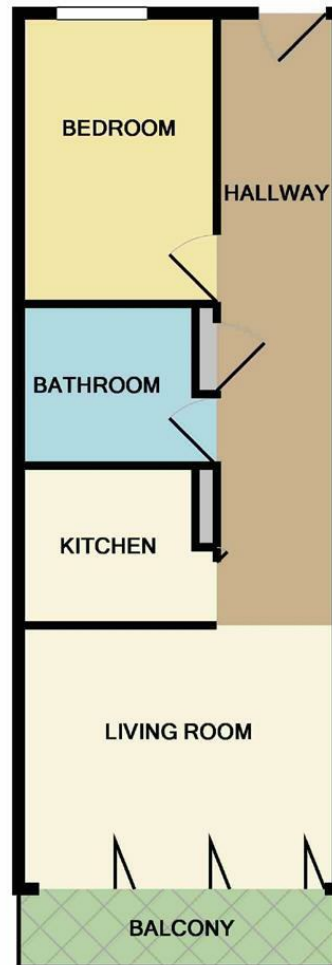
Ground Rent: £375 per annum

Lease: 999 years from 2003

Managing agents - First Port







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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