



CASTLEGATE



Apt 209 Castlegate, 2 Chester Road, Castlefield, Manchester, M15 4QG

Jordan Fishwick are pleased to offer for sale this stunning two bedroom, two bathroom second floor apartment, situated in the sought-after Castlefield area. This spacious flat offers a perfect blend of comfort and style. Upon entering, you are greeted by a large bright and inviting reception room, open with the kitchen diner, ideal for entertaining guests or simply relaxing after a long day. The property boasts two generously sized bedrooms, providing ample storage space. With two modern bathrooms, getting ready in the morning will be a breeze. The canal views from the flat add a touch of tranquillity to your everyday life, creating a peaceful oasis within the bustling city. The larger than average size of 1,011 sq ft ensures that you have plenty of room to move around and make this space your own. Conveniently located close to Deansgate, you'll have easy access to a variety of shops, restaurants, and entertainment options. Whether you enjoy a night out on the town or a leisurely stroll along the canal, this location has something for everyone. Presented in excellent condition, this flat is ready for you to move in and start enjoying all that it has to offer. Don't miss out on the opportunity to make this property your new home. *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. External photographs taken prior to the scaffolding being erected.* NO ONWARD CHAIN.

Price £320,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Spotlights. Wall mounted electric heater. Airing cupboard housing water tank and washing machine.

Living Room/Kitchen

32'2" x 14'4"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge, freezer, dishwasher. Cooker with hob and extractor over. Wooden flooring. Spotlights. TV point.. Access to balcony. Wall mounted heater.

Bedroom One

17'5" x 10'8"

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

En-suite

Tiled shower suite comprising of low level w/c, sink with mixer tap, shower cubical with mixer shower, heated towel rail. Shaver point.

Bedroom Two

13'10" x 8'8"

Fitted carpet. Spotlights. Wall mounted heater.

Bathroom

Bathroom suite comprising of low level w/c, sink with mixer tap, bath with with mixer shower over, heated towel rail. Shaver point.

Externally

Secure underground parking. Morning concierge service. Lifts to all floors. Private balcony overlooking the nearby canal.

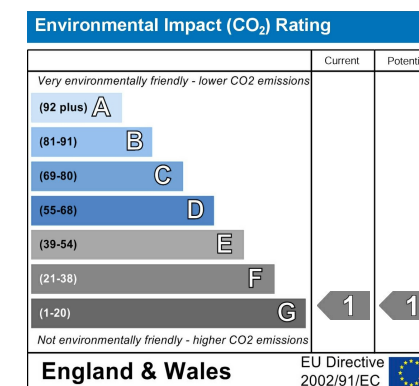
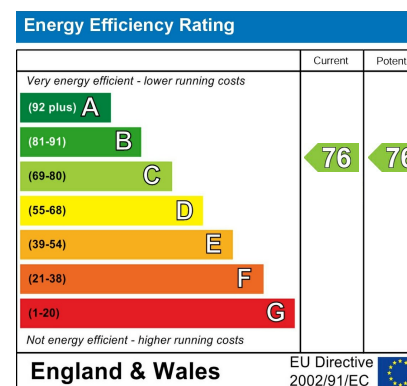
Additional Information

Ground Rent £300 per annum, reviewed ever 25 years

Service Charges £4136.46p per annum

Lease 125 Years from 2003

Building Managed By Rendall & Rittner





2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

