

RESIDE

MANCHESTER



Castle Wharf 2a Chester Road
, Manchester, M15 4SA

Offers In The Region Of £535,000



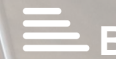
2



2



1



B

Castle Wharf 2a Chester Road , Manchester, M15 4SA

Castle Wharf is a boutique development located on the Castlefield Basin. Reside are proud to bring this beautiful two bedroom apartment to the market.

The apartment is less than two years old and has been meticulously maintained by its current owner. It boasts a generously sized living and dining area, complemented by a spacious balcony offering serene views of the Castlefield Basin. The kitchen is equipped with high-end specifications, and the apartment features two double bedrooms, two bathrooms, and two allocated car parking spaces.

Castle Wharf itself is a development that offers an array of communal facilities, including a sizable terrace, co-working spaces, a spa area, and a gym.

To schedule a viewing, please reach out to our sales team at 0161 837 2840.

The Tour

Apartment 2.09 is located in block A on the 2nd floor of Castle Wharf, a stunning boutique development.

Entering into a large hallway with doors leading to the rest of accommodation.

Lounge/Kitchen: The living area features herringbone flooring, full height windows and a spacious balcony overlooking Castlefield basin. The kitchen is finished to the highest standard with bespoke white Quartz worktops and stylish handleless cupboards which have been crafted to match the clean lines and overall aesthetic. Integrated appliances include; Neff ceramic hob, Neff electric self cleaning oven, built in microwave, wine cooler, fridge freezer & dishwasher. The kitchen has feature lighting behind high level cabinets & recessed stainless steel sink with contemporary mixer tap.

Bedrooms: Spacious carpeted bedrooms with fitted wardrobes included in the primary bedroom. Floor to ceiling window, electric white wall heaters, TV points.

Bathrooms: The bathrooms have been designed to reflect the clean and carefully considered aesthetic of the apartment. With contemporary sanitary ware from leading Italian designer Sottini, complemented by Hansgrohe taps. A stylish and serene space with marble-look Vitra Marmor tiles to the walls and floors which bring an added element of luxury. Adding to the luxury feel is a Hansgrohe Crometta rain shower and custom designed vanity unit with mirror and shaving point.

The Area

A boutique development on the conservation area of Castlefield Basin, offering luxury facilities making this one of the most desirable places to live in the city, as well as being connected by a network of pedestrian and cycle pathways. The area is already thriving with the addition of local business such as; General store, Salvis Italian restaurant, Green Lab and many more.

Lease Information





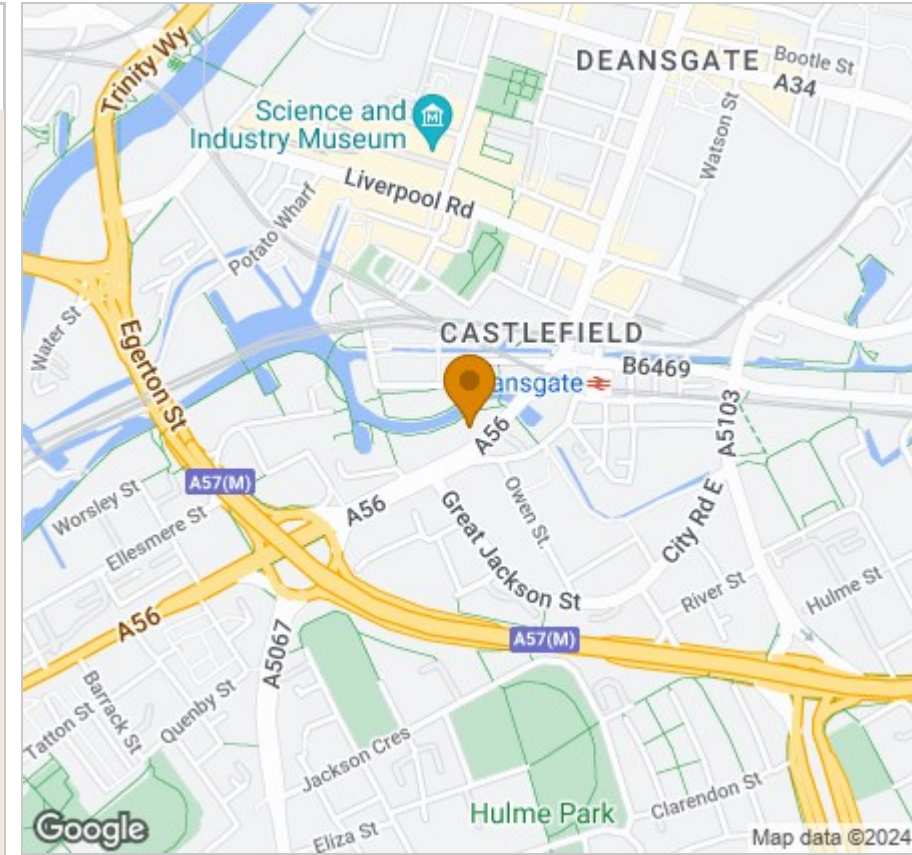
Length of Lease - 950 years from 2015.
Service Charge - £3,159 per annum.
Ground Rent - £432 per annum.
EWS1 Rating A.

- Two Double Bedrooms, Two Bathrooms
- Tranquil Facing Apartment
- Spacious Balcony
- Tandem Parking (x2) Included
- Circa 975 Square Foot
- EPC Rating B
- Concierge Service, Residents' Spa & Gymnasium
- EWS1 Form Available
- Refined Luxury Apartment
- Boutique Waterside Living

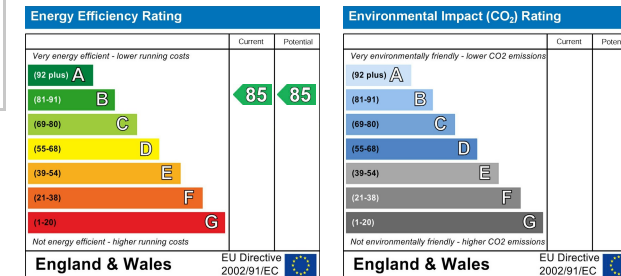
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com