



RESIDE

MANCHESTER



202 Saville Building, 37 Potato Wharf  
Castlefield, Manchester, M3 4BB

**Asking Price £240,000**



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## 202 Saville Building

Castlefield, Manchester, M3 4BB

A beautifully presented Southwest-facing corner two-bedroom, two-bathroom apartment, nestled on the second floor of a charming canal-side development in the heart of Castlefield. The property offers a good size balcony overlooking the green space.

The development is situated just off the banks of the Bridgewater canal, is only a short walk away to Manchester City Centre, where you have access to the transport links along Deansgate. Overlooked by the National Trust urban park in the sky integrated into the historic railway bridge.

Residents can enjoy strolls along the Canal leading to a hub of local bars and restaurants, most notably The Wharf & Dukes92.

To book a viewing please contact the sales team on 0161 837 2840.

### The Tour

Two bedroom, two bathroom apartment located on the 2nd floor of Saville Building.

Living/Kitchen area: Carpeted lounge leading to a spacious balcony. Tiled flooring throughout the kitchen with fitted with wooden effect splashback, integrated Neff dishwasher, Neff microwave, Hisense oven, Zanussi fridge/freezer and hob.

Bedrooms: carpeted double bedrooms with a large double glazed window.

Bathrooms: Tiled flooring and partial tiled walls, villeroy and boch three suite bathroom, with a bathtub in the family bathroom and a walk in shower in the en-suite.





### The Area

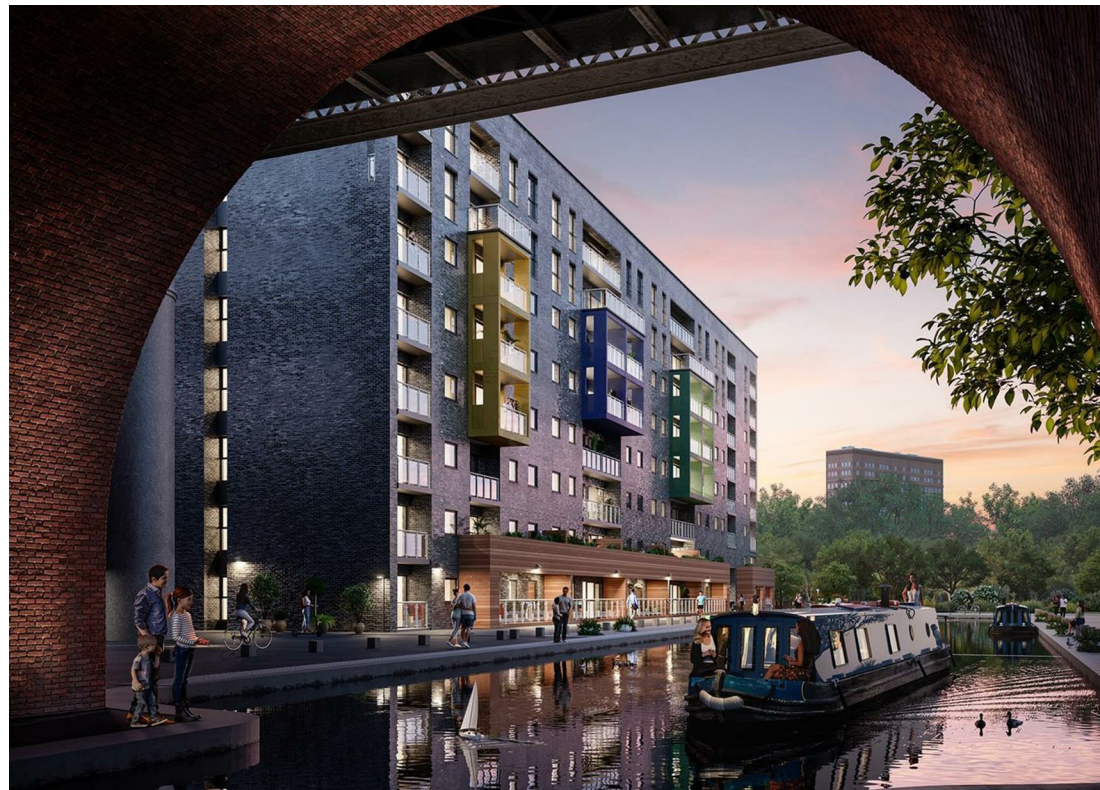
Potato Wharf is set by Bridgewater Canal, which cuts straight through the historic district. Situated off the cobbled street you're just a stroll from Castlefields array of bars, pubs and restaurants. The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the nearby Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history.

Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighborhood.

### Lease Information

Length of Lease - 150 years from 1 Jan 2007 with approx. 135 years remaining  
Service Charge - £2,500 per annum  
Ground Rent - £300 per annum

- Two Double Bedrooms
- Two Bathrooms
- Confirmation of Cladding Works Covered By Developer
- EPC Rating C
- Mortgage buyers Welcome
- No Chain
- Private Balcony
- Popular Development
- Short Walk to Transport Links
- Owner Occupiers & Investors Welcome



## Floor Plan



## 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.

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## Area Map



## Energy Efficiency Graph

