



RESIDE  
—  
MANCHESTER



Roof Gardens Bentinck Street  
Castlefield, Manchester, M15 4RS

**Asking Price £169,000**



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## Roof Gardens Bentinck Street

Castlefield, Manchester, M15 4RS

A first floor one bedroom apartment located in Roof Gardens on Bentinck Street, benefitting from a private terrace space & one allocated car parking space.

Entering into a hallway, this one bedroom, one bathroom apartment benefits from floor to ceiling windows which flood the lounge and bedroom with natural light.

This small, secure development is situated in the heart of Castlefield. The location of this building is only a stones throw away from Banyan Tree, Morrisons daily, Tesco express and the Castlefield Basin where many bars and restaurants are situated including Barca Bar, Albert Shed and Dukes 92. You're only a 10 minute walk away from Manchester City Centre and Spinningfields.

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

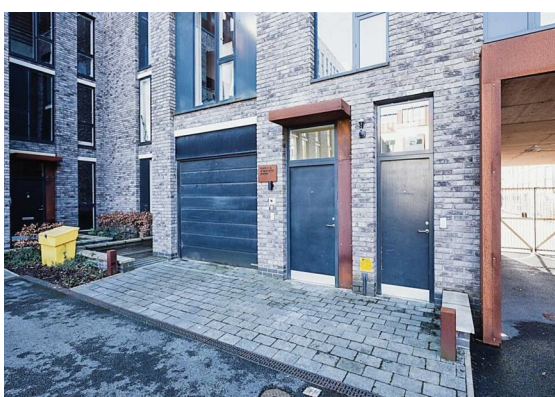
### The Tour

The apartment is North East facing and located on the 1st floor of Roof Gardens. You enter into a carpeted hallway with doors circulating to the rest of the accommodation.

Living Room/Kitchen: Wooden flooring throughout, with two floor to ceiling windows, TV satellite point with a fitted unit and wall mounted electric heaters. The kitchen includes integrated Neff fridge with compact freezer and Neff frameless hob and electric oven.

Bedroom: Fully carpeted bedroom with TV and satellite points wall mounted electric heater and floor to ceiling window.

Bathroom: Tiled bathroom offering a three piece Villeroy & Boch suite and a rainfall shower with a heated towel rail.







### The Area

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco dining. Britain's first Urban Heritage Park - with its attractive canal basin, open spaces, converted mills, bridges and viaducts - has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.

The area is home to numerous bars, restaurants, and cafes, as well as a variety of cultural and recreational facilities. 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.

### Lease Information

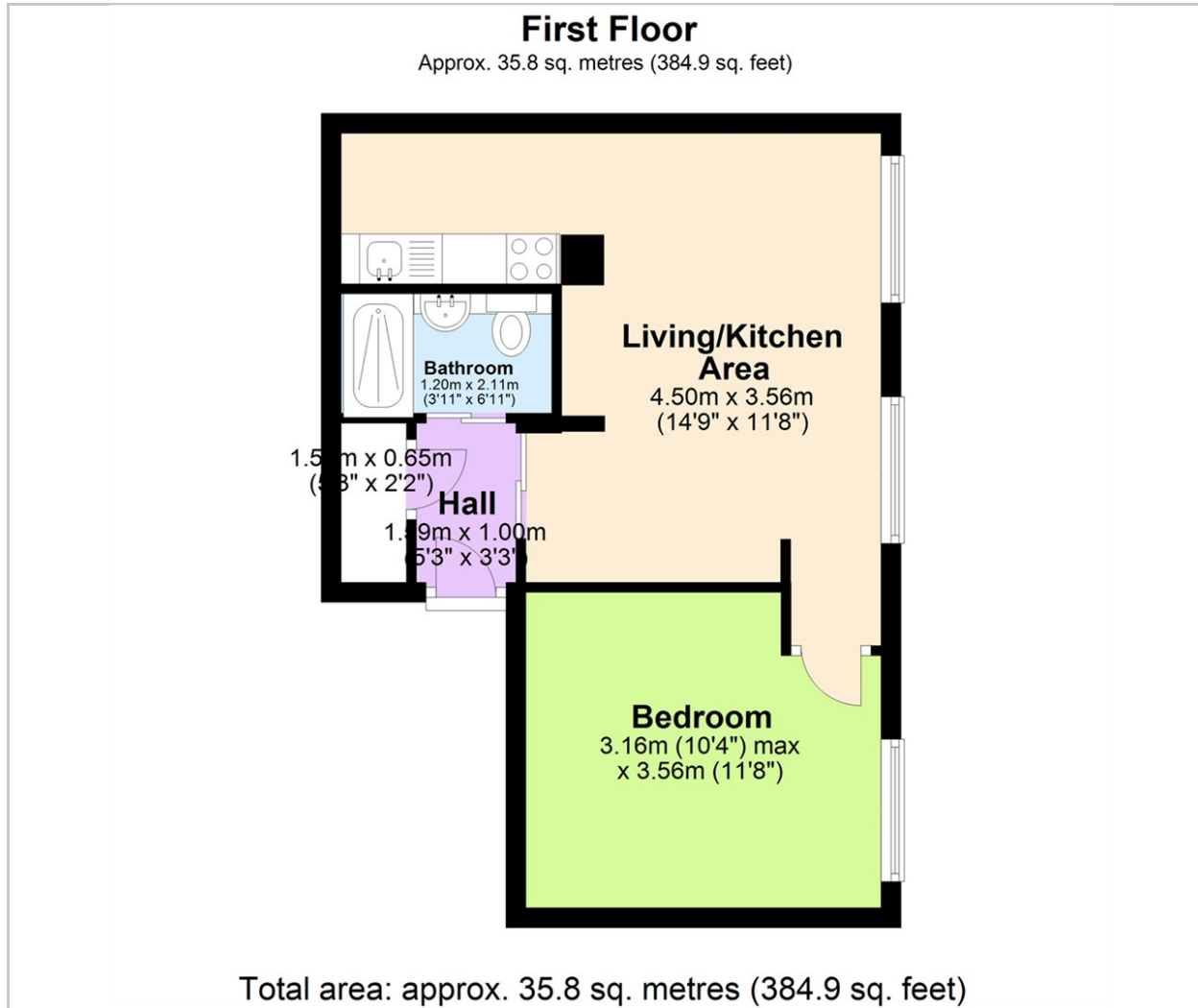
Length of lease: 250 years from 2014 (241 years remaining)

Service charge: £2,670.70 per annum

Ground rent: £405 per annum

- One Double Bedroom
- High Specification
- Secure Parking Included
- Central Castlefield Location
- Owner Occupiers or Investors Welcome
- EPC Rating B
- Small, Secure Development
- Larger Rooftop Than Other Apartments

## Floor Plan



## Viewing

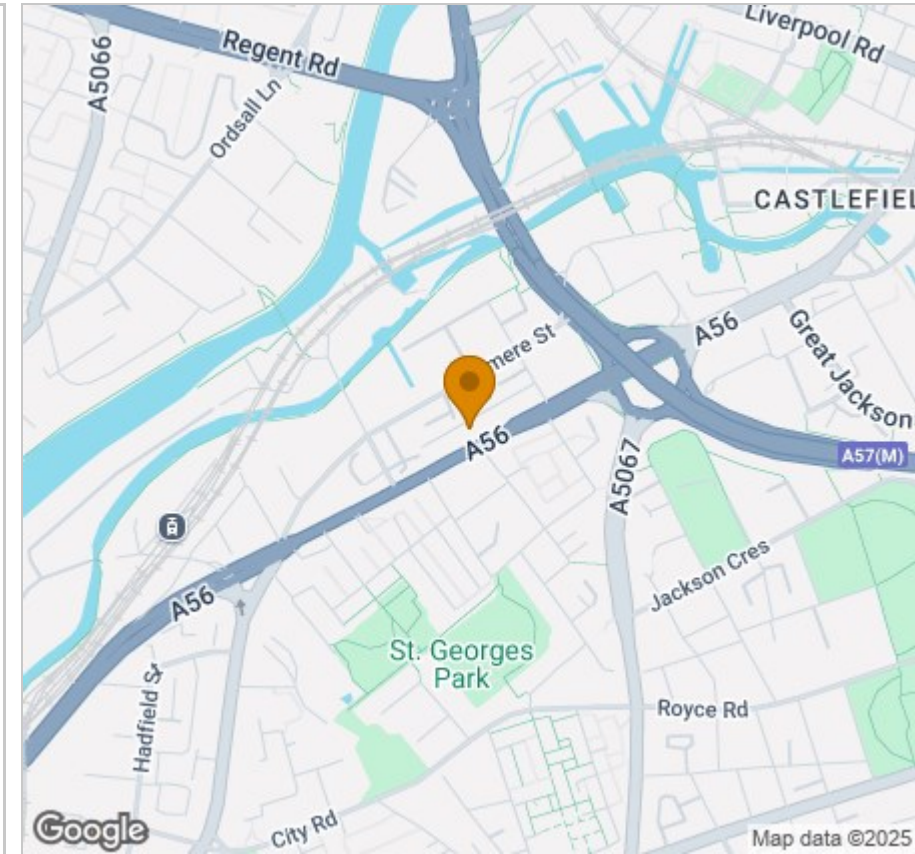
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

