



RESIDE

MANCHESTER

201 3 Burton Place  
Castlefield, Manchester, M15 4LR

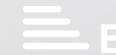
**Asking Price £160,000**



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## 201 3 Burton Place

Castlefield, Manchester, M15 4LR

This one bedroom apartment is located in the heart of Castlefield and is situated on the second floor of a six-story building.

One of the standout features of this property is the expansive balcony, stretching the entire length of the living room and equipped with bi-folding doors. This not only floods the apartment with natural light but also seamlessly extends your living space.

The property is located close to public transport, and benefits from being a 15-minute walk away from Regent Retail Park, where you will find shops like Sainsbury's, and Home Bargains to name a few, while JD Gym is also located in the complex.

The property comes with a parking space, is available to view now and is tenanted until October 2024.

### The Tour

The property is accessed via a secure communal entrance. Located on the second floor, when entering the apartment you're greeted with a spacious hallway.

**Living Kitchen:** With ample space to cook, dine and lounge, integrated Prima oven, hob and an integrated Prima fridge freezer. This open plan living/kitchen area offers floor to ceiling bi-fold doors that lead onto a balcony which stretching the entire length of the living room.

**Bedroom:** Double bedroom, carpeted flooring with a built in wardrobe, wall mounted electric heater and floor to ceiling window.

**Bathroom:** A three piece suite comprising a heated towel rail, wall mounted wash hand basin, WC and a spacious bathtub.

**Storage Cupboard:** Situated just off the hall, the storage cupboard provides you with ample storage, with the second storage cupboard housing the washing machine.



### 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

Lease Length: 977 years remaining (998 years from 2003)

Service charge: £3320.62

Ground rent: £302.86

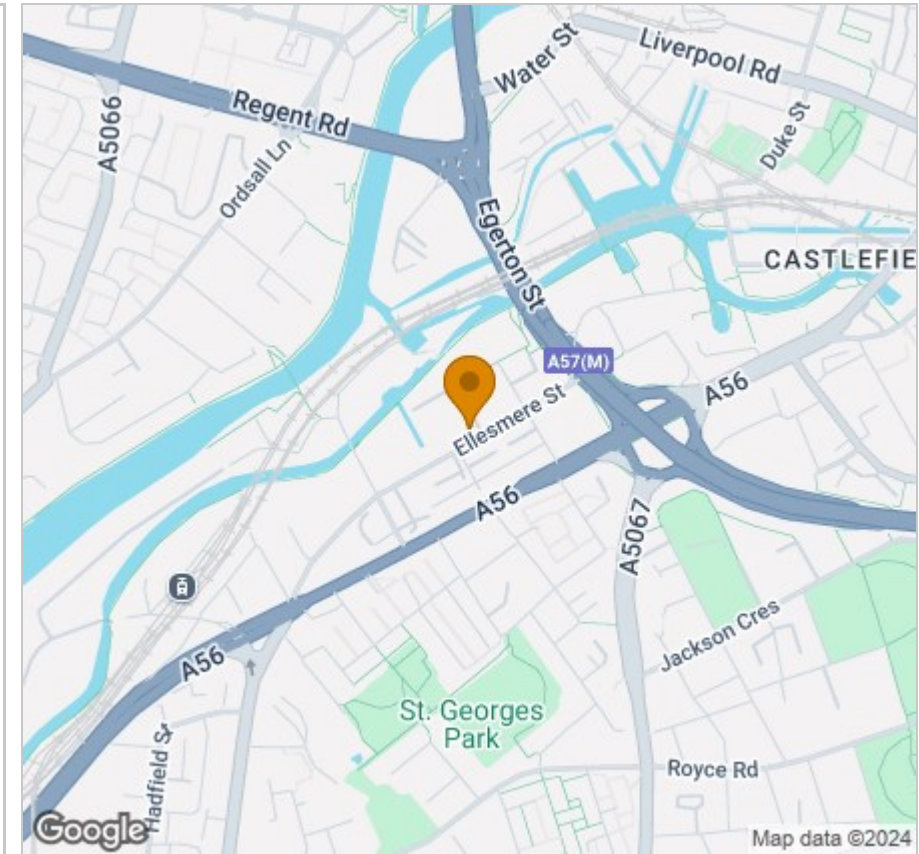
EWS1 Form Available

- One Bedroom
- Spacious Balcony
- Close To Public Transport
- Close To The Canal
- Parking Space Included
- EPC Rating B
- Tenanted Until October 2024
- Viewings Available Immediately
- Close To Local Bars & Restaurants
- Owner Occupiers & Investors Welcome

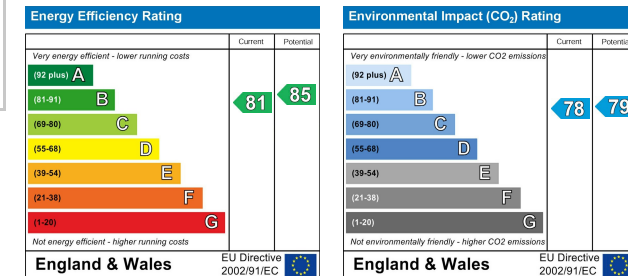
## Floor Plan



## 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.

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249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.residemanchester.com](http://www.residemanchester.com)