



RESIDE

MANCHESTER

610 15 Burton Place  
Castlefield, Manchester, M15 4LR

**Asking Price £295,000**



3



2



1



D

# 610 15 Burton Place

Castlefield, Manchester, M15 4LR

A top floor three bedroom apartment located in Burton Place, benefitting from a large private roof terrace and two allocated parking spaces.

Entering into a hallway, this three bedroom, two bathroom apartment benefits from floor to ceiling windows which flood the apartment 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 book a viewing please contact the sales team on 0161 837 2840.

### The Tour

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

**Living Kitchen:** With ample space to cook, dine and lounge, integrated oven, hob and an integrated fridge freezer. This open plan living/kitchen area offers floor to ceiling sliding doors that lead onto a large terrace area connected with a wrap around balcony.

**Bedroom 1:** Double bedroom, carpeted flooring with built in storage unit, wall mounted electric heater and access to the wrap around balcony that leads into the large private terrace.

**Bedroom 2:** Double bedroom, carpeted flooring with a built in wardrobe, wall mounted electric heater and access to the wrap around balcony that leads into the large private terrace.

**Bedroom 3:** Double bedroom, carpeted flooring with a built in wardrobe, floor to ceiling windows flooding the room with natural light, wall mounted electric heater and access to the wrap around balcony that leads into the large private terrace.

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

**Ensuite:** A three piece suite comprising a heated towel rail, wall mounted wash hand basin, WC and a walk in shower.

**Storage Cupboard:** Situated just off the hall, the storage cupboard houses a washer dryer and Eldon immersion heater tank.





### The Area

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside alfresco 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

999 year lease from 2003 (978 years remaining)

Service charge: £7,309 per annum

Ground rent: £350 per annum

EWS1 Form Available

- Three Double Bedrooms
- Two Bathrooms
- Top Floor Apartment
- Tandem Parking Included
- No Chain
- EPC Rating D
- Large Private Terrace
- EWS1 Form Available
- Castlefield Location
- Owner Occupiers & Investors Welcome



## Floor Plan

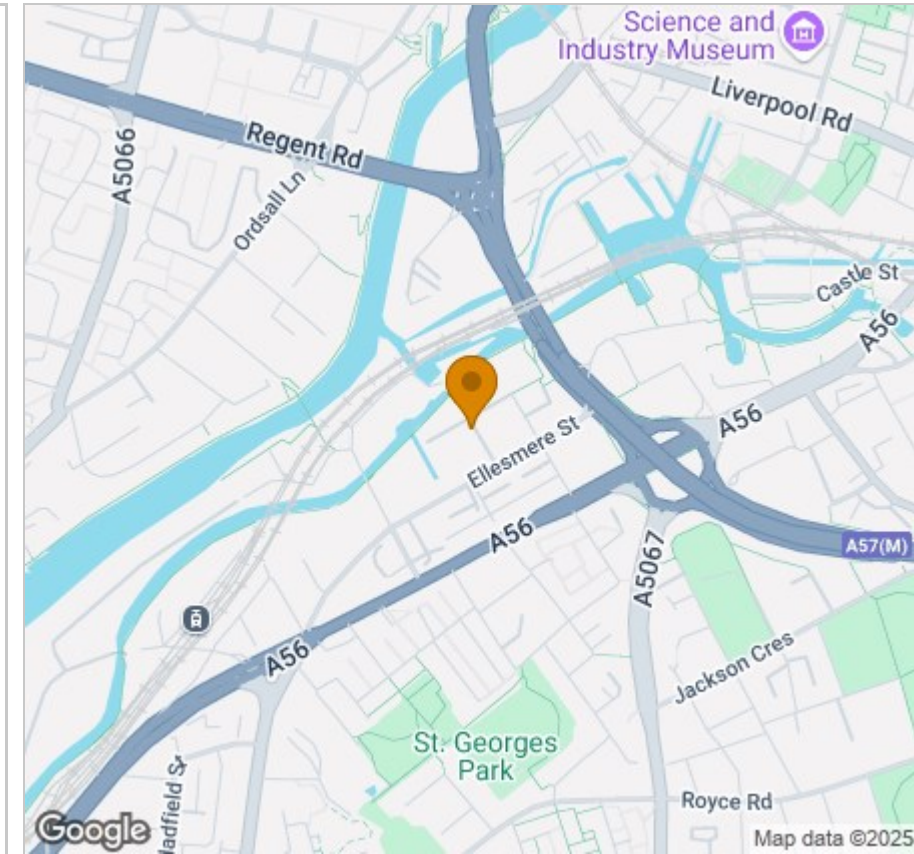


## Viewing

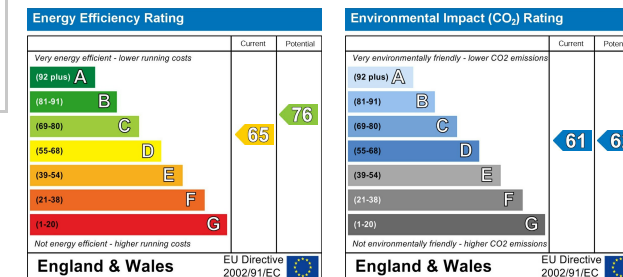
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



249 Deansgate, Manchester, Greater Manchester, M3 4EN

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