



RESIDE
MANCHESTER



610 15 Burton Place
Castlefield, Manchester, M15 4LR

Asking Price £295,000

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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.

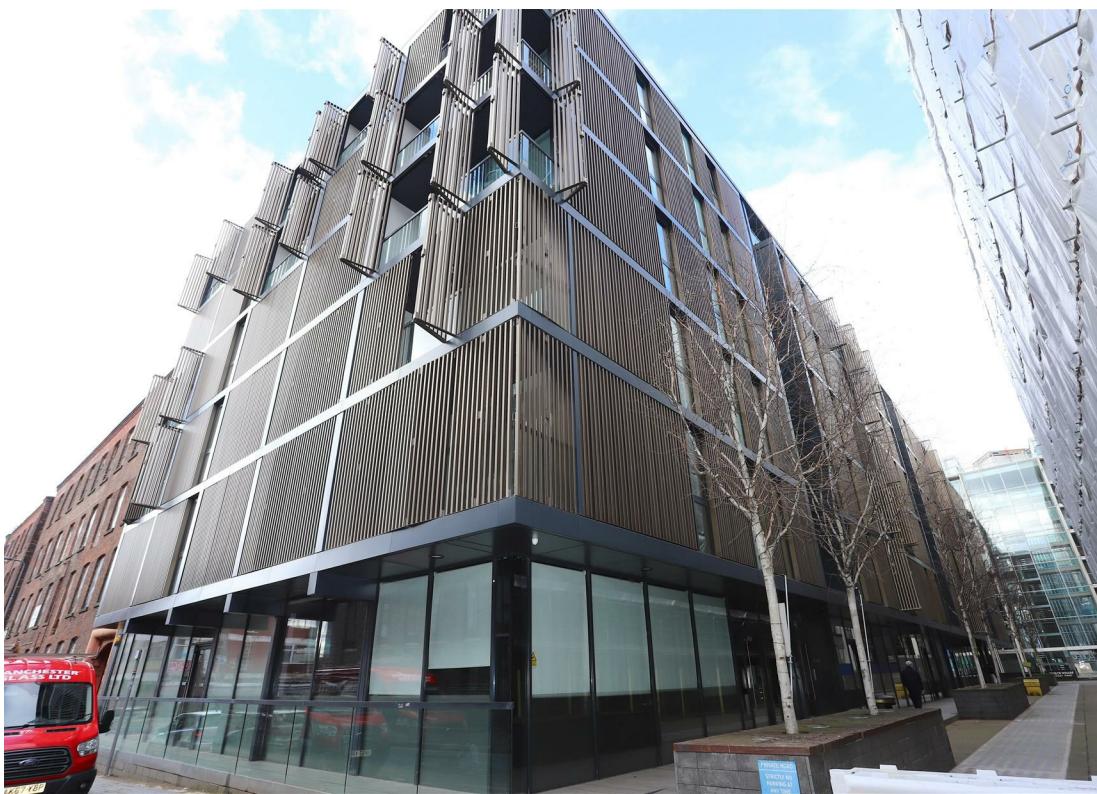
Bedroom 3: Double bedroom, carpeted flooring with a built in wardrobe, floor to ceiling windows flooding the room with natural light, wall mounted electric heater and access to the wrap around balcony that leads into the large private terrace.

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 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 undoubtedly 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

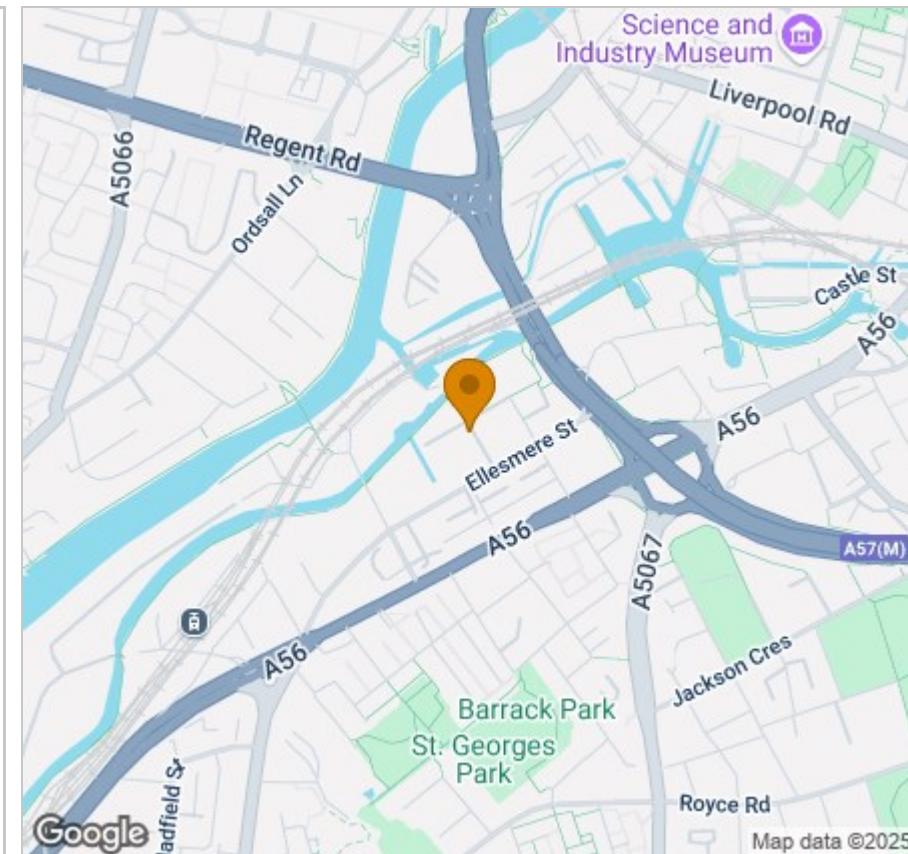
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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