



RESIDE
—
MANCHESTER



15 Canal Wharf House 15 Blantyre Street
Castlefield, Manchester, M15 4YY

Asking Price £265,000

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A luxury one bedroom apartment located in Canal Wharf House, a highly sought after development on the Canal Basin.

Less than two years old, this impeccably maintained apartment features an open-plan living and kitchen area with a bespoke kitchen, a spacious bedroom, and a stylish bathroom. Thoughtfully designed and finished to an exceptional standard, this bespoke home offers both elegance and comfort.

Viewings are highly recommended, call Reside on 0161 837 2840.

The Tour

Kitchen: A bespoke German kitchen featuring sleek, handleless doors with the latest soft-close technology. The worktops and splashbacks are crafted from Dekton—an ultra-compact, high-performance surface that is highly resistant to scratches, stains, fire, and heat. Equipped with a combination of Siemens and Bosch appliances, including a built-in single oven and an additional combi microwave oven. A Quooker tap provides instant boiling water, while an integrated full fridge and freezer, along with a dishwasher, ensure seamless functionality. LED strip lighting is elegantly positioned under the kitchen plinths for a modern touch.

Living Area: The space is finished with Amtico Signature Collection Salted Oak flooring in a wide 220mm plank design, coffered ceiling, Juliet balcony with views over the rear of the development, while a video entry system provides added security and convenience.

Bathroom: Featuring premium fittings, including wall-hung basins and WCs by Villeroy & Boch, with mixer taps, shower heads, and flush plates by Crosswater. The space is fully tiled with large-format porcelain tiles and benefits from underfloor heating. A Novellini shower enclosure with a sleek shower door completes the contemporary design.

Doors: Bespoke apartment entrance doors meet PAS 24 security standards, while oversized internal doors by Garofoli, complete with matching Garofoli handles and locks, add a refined and sophisticated touch throughout.





The Area

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 neighbourhood.

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

250 year lease (248 years remaining)

Ground rent - peppercorn

Service charge - £1,384 per annum

- One Double Bedroom
- One Bathroom
- High Specification Throughout
- Juliet Balcony
- Waterside Development
- EPC Rating B
- Bespoke German Kitchen
- Located In The Heart Of Castlefield
- Second Floor Apartment
- Luxury Apartment



Floor Plan

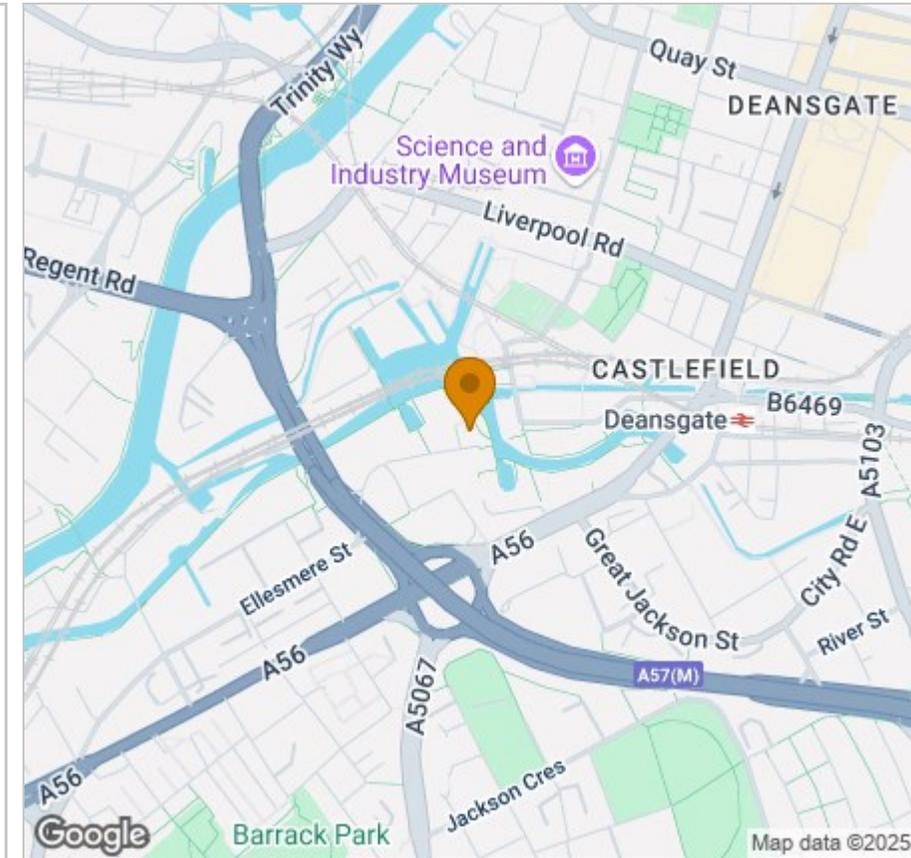


Viewing

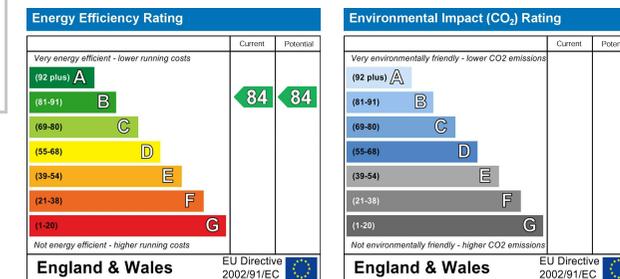
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

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