

RESIDE

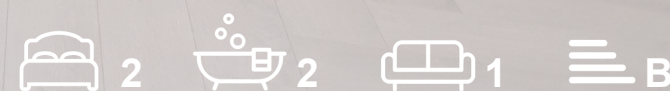
MANCHESTER



A602 Castle Wharf 2a Chester Road

Castlefield, Greater Manchester, M15 4SA

Asking Price £575,000



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Castle Wharf is a boutique Renaker development located on the Castlefield Basin. Reside are proud to bring this beautiful two bedroom apartment to the market.

Offering a large open plan living and dining space leading to a spacious balcony with jaw dropping views. The kitchen with high specification, two double bedrooms, two bathrooms and allocated car parking space included.

Castle Wharf itself is a highly sought after development which offers exceptional amenity spaces, including a large canal facing terrace, residents lounges, co working spaces, private dining suite, meeting rooms, spa with sauna, steam room and relaxation area and gym which also looks over Castlefield.

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

The Tour

6.02 is located in block A on the 6th floor of Castle Wharf, a stunning boutique development.

Entering into a large hallway with doors leading to the rest of accommodation.

Lounge/Kitchen: The living area offers a spacious balcony overlooking Castlefield basin. Benefitting from herringbone flooring which perfectly offsets the current furnishings creating a cosy, warm living area. Full height windows and patio doors allow light to pour into the apartment and make the most of the unparalleled views. The kitchen is finished to the highest standard with bespoke white Quartz waterfall worktops and back splash and stylish handleless cupboards which have been crafted to match the clean lines and overall aesthetic. Integrated appliances include; Neff ceramic hob, Neff electric self cleaning oven, Neff built in microwave, Neff fridge freezer, Neff dishwasher and wine cooler. The kitchen has feature lighting behind high level cabinets & recessed stainless steel sink with contemporary mixer tap.

Bedrooms: Spacious carpeted bedrooms with fitted wardrobes in both bedrooms. Floor to ceiling windows, electric white wall heaters, TV points.

Bathroom & Ensuite: Designed to reflect the clean and carefully considered aesthetic of the apartment. With contemporary sanitary ware from leading Italian designer Sottini, complemented by Hansgrohe taps. A stylish and serene space with marble-look Vitra Marmorio tiles to the walls and floors which bring an added element of luxury. Adding to the luxury feel is a Hansgrohe Crometta rain shower and custom designed vanity unit with mirror and shaving point.





The Area

A boutique development in the Conservation Area of Castlefield Basin, offering luxury amenities making this one of the most desirable places to live in the city. As well as being connected by a network of pedestrian and cycle pathways, both into the heart of the city and out of it, the area is already thriving with the addition of local business including; Club de Padel, The General store, Salvis Italian restaurant, Medlock Kitchen, Kitten, Deansgate Square Dentist, CLNQ, Flourish and Food Souncery. Also closeby are the new Crown Street Primary School and New Jackson NHS Medical Centre.

Lease Information

Length of Lease - 950 years from 2015.

Service Charge - £3,764 per annum.

Buildings insurance - £1,360 per annum.

Ground Rent - £445 per annum.

EWS1 Rating A.



- Canal Facing Balcony, Castlefield Conservation Area
- Immaculately Presented
- Two Double Bedrooms, Two Bathrooms
- Parking Space Included With Personal EV Charger
- Boutique Waterside Living
- EPC Rating B
- Chain Free
- Gymnasium, Spa, Residence Lounge & 24 Hour Concierge
- Views Over Castlefield
- EWS1 Form Available



Floor Plan

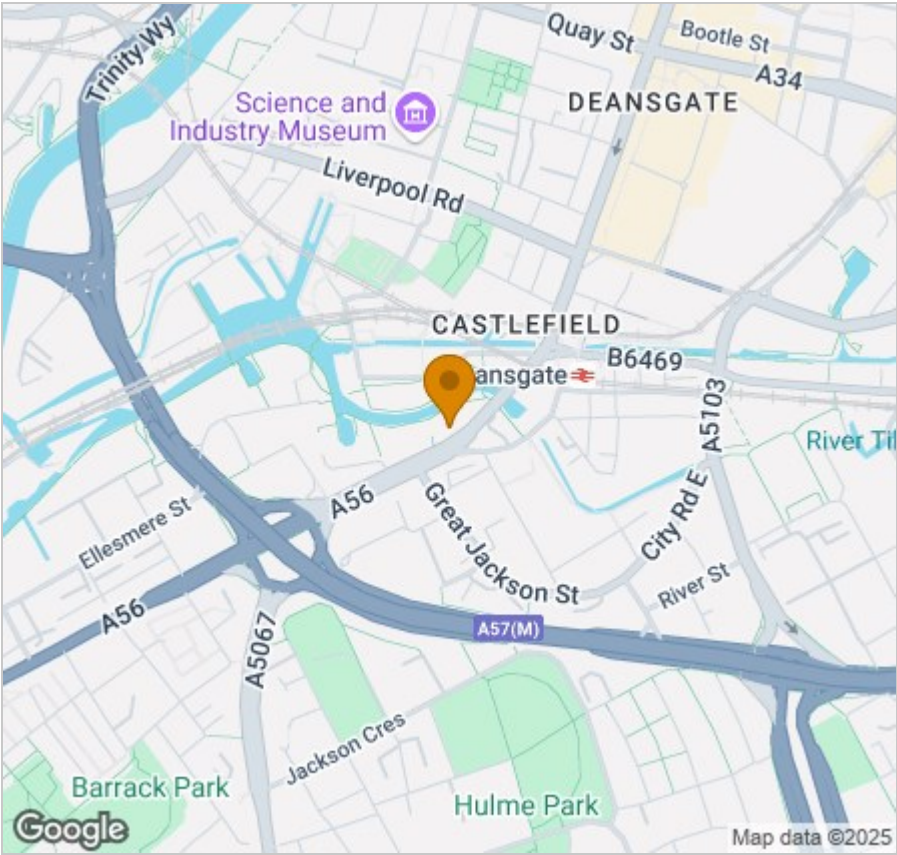


Viewing

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

