



# Apt 268 City Gate 3, Blantyre Street, Castlefield, Manchester, M15 4JJ

Jordan Fishwick are pleased to offer for sale this stunning two bedroom apartment on the third floor of City Gate 3, in the heart of Castlefield. The apartment is well located, just a 5 minutes walk from Deansgate and offers easy access to the ring road and Oxford Road station. The apartment briefly comprises of: entrance hall, open plan kitchen/living room, two bedrooms and a well appointed bathroom. NO ONWARD CHAIN.

\*Cladding works due to finish in the very near future, we have been informed that the works were funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers may be accepted using the 6 big lenders until the EWS1 is issued, please discuss with your mortgage advisor/the branch\*

## Price £166,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

#### Living Room/Kitchen

16'2" x 12'11"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob over. Space for fridge/freezer. Ceiling light. TV and telephone point. Fitted carpet. Wall mounted heater.

#### Bedroom One

12'4" x 10'6"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bedroom Two

9'9" x 8'5"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bathroom

Low level w/c. Sink with mixer tap. Bath with mixer shower over. Window.

#### Externally

Lifts to all floors.

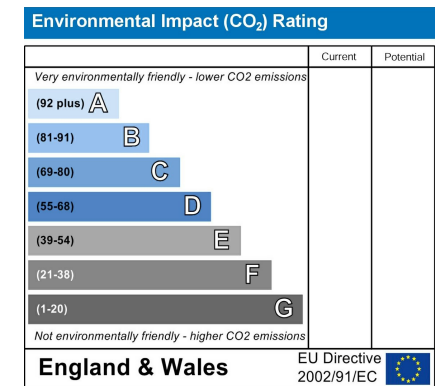
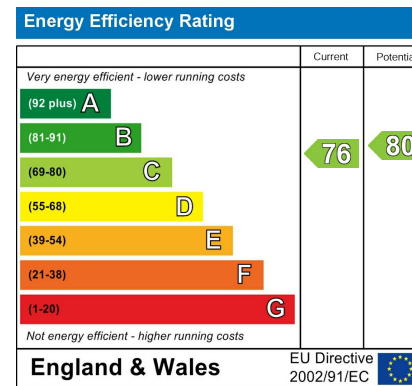
#### Additional Information

Ground rent £125 per annum

Service charges £2310 per annum

Lease 150 years from 2000

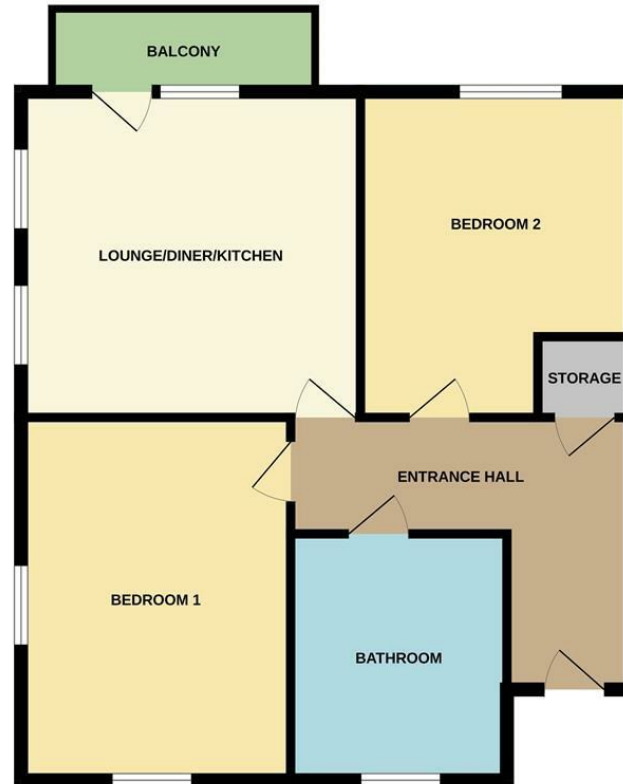
Building Managing Agent - Zenith







3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix. ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



