



Apt 147 Vie Building, 187 Water Street, Castlefield, Manchester, M3 4JD

This larger than average fourth floor corner aspect, two bedroom apartment benefits from spectacular water views which can be enjoyed from the private balcony off the living room. This apartment has been beautifully maintained and also benefits from a quiet aspect in the development. Accommodation comprises of entrance hall with excellent size utility room, spacious open plan living room with door leading to balcony overlooking the River Medlock. There is a modern fully fitted kitchen with range of integrated appliances oven, hob, fridge/freezer,. Both bedrooms are generous size doubles with the master having en-suite shower room and fitted wardrobes. There is an additional bathroom suite with shower attachment and tiled walls and floor. This apartment comes with a SECURE ALLOCATED PARKING SPACE! EWS1 in Place!

Price £240,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Laminate flooring, Electric heater and large utility cupboard housing hot water system and washing machine. Doors to all rooms

Living Area

22'5" x 11'6"

This bright and spacious room has double glazed floor to ceiling window, laminate flooring, tv and telephone point. Access to the balcony.

Kitchen

Range of wall and base units with quartz worktops over, sink with mixer tap, oven, hob, extractor hood, fridge/freezer.

Master Bedroom

11'10" x 12'6"

Floor to ceiling double glazed window. Electric heater. Tv point. Fitted double wardrobes with hanging and shelf storage. Fitted carpet

Ensuite

Excellent en-suite shower room with walk in shower, wc, wash hand basin, mosaic tiled walls, electric shaver point, fitted mirror.

Bedroom Two

11'10" x 10'6"

Double glazed window. Electric heater and tv point. Fitted carpet

Bathroom

Luxury bathroom suite with shower attachment over the bath, concealed cistern wc, wash hand basin, mosaic tiled walls, electric shaver point, fitted mirror.

Externally

The apartment benefits from a decked balcony off the living room with pleasant views over the River Medlock. Gated undercroft parking space included.

Additional Information

Service Charge: £3200 (due to come down shortly now cladding remediation complete)

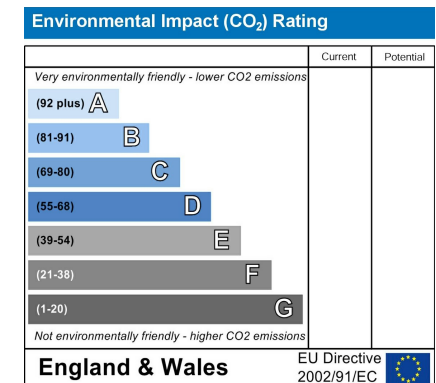
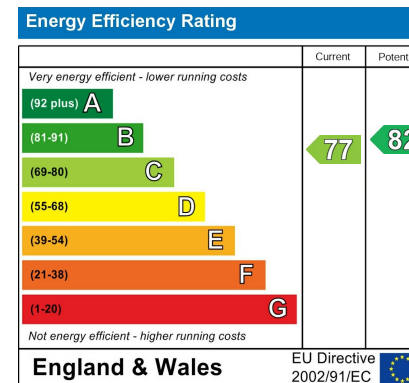
Lease: 125 years from 2005

Ground Rent: £270 Per annum

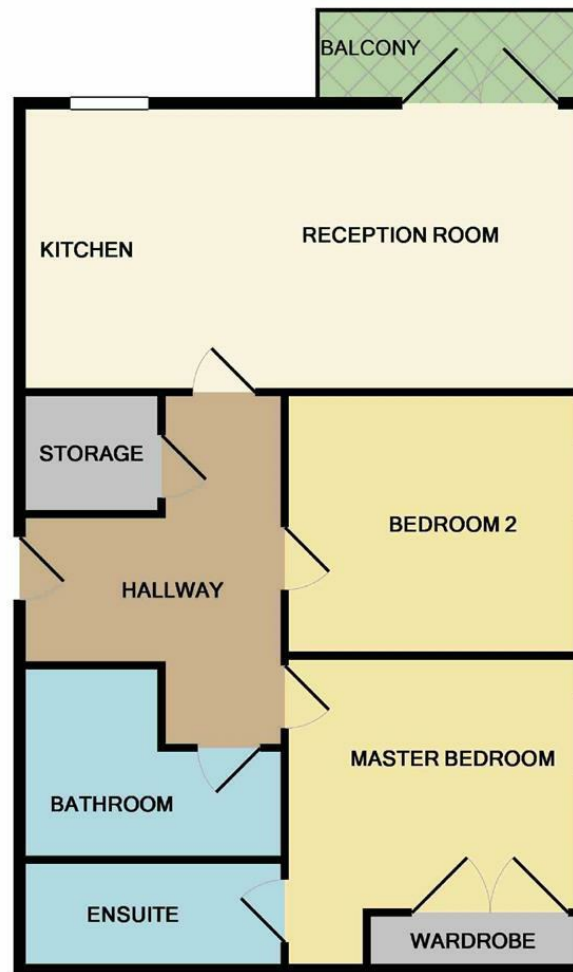
Managing agents - Ridley Thaw

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