



# Apt 318 City Gate 3, Blantyre Street, Castlefield, Manchester, M15 4JS

Welcome to this stunning apartment located in the heart of Manchester at City Gate, Blantyre Street in Castlefield. This immaculately presented property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The apartment features one bedroom, ideal for a single professional or a couple looking for a stylish urban retreat.

Situated on the 5th floor, this apartment offers breathtaking views of the nearby church from its very own balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the city lights. The modern bathroom adds a touch of luxury to this already impressive property.

Whether you are looking for a chic city pad or a convenient urban base, this apartment ticks all the boxes. Don't miss out on the opportunity to make this stylish apartment your new home in vibrant Manchester. 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\*

## Offers Over £150,000

### Viewing arrangements

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

### Entrance Hall

Carpet. Ceiling light. Storage cupboard housing washing machine and water tank. Wall mounted heater.

### Living Room/Kitchen

25'7" x 15'1"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Freestanding fridge/freezer. Fitted carpet. TV and telephone point. Access to balcony. Wall mounted heater.

### Bedroom One

12'8" x 10'9"

Fitted carpet. Ceiling light. Wall mounted heater.

### Bathroom

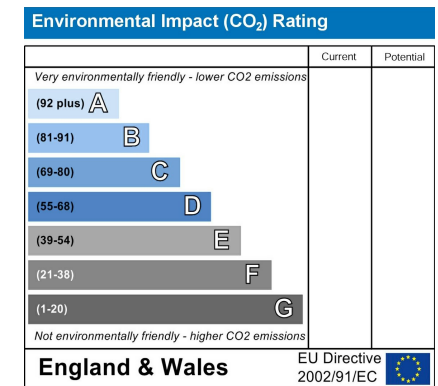
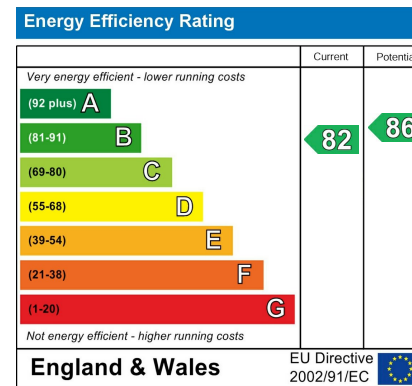
Bath with mixer shower above. Low level w/c. Sink with mixer tap. Heated towel rail. Ceiling light.

### Externally

Lifts to all floors. Balcony.

### Additional Information

Service Charge £2198.52p  
Lease 150 years from 2001  
Ground Rent £150 pa  
Management Agent Zenith





## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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