



CASTLEGATE



# G03 Castlegate, Chester Road, Manchester, M15 4QG

\*\* Priced to sell whilst on going cladding works complete in the next couple of months!!\*\*

Jordan Fishwick are pleased to offer for sale this well presented two bedroom apartment at Castle Gate, just a 2 minute walk away from Deansgate. Open to mortgage buyers, Castle Gate is perfectly situated on the cusp of the city centre giving easy access to the ring road, as well as Salford Quays/Media City. The apartment is located on the raised ground floor of this beautiful building and has access to a secure underground parking space, and concierge. The apartment briefly comprises of: entrance hall, large open plan living room/kitchen with breakfast bar, surround sound speakers attached to the wall and access to a full length balcony offering water views., Two double bedrooms, master bedroom with fitted wardrobes and en-suite, and a well appointed bathroom. There is NO ONWARD CHAIN with this property.

\*Cladding works due to finish January 2025. The works are being funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers accepted, please discuss with your mortgage advisor/the branch. External photographs taken prior to the scaffolding being erected.\*

## Price £264,950

### Viewing arrangements

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

#### Entrance Hall

Wooden flooring. Spotlights. Washing machine housing washing machine.

#### Living Room/Kitchen

25'3" x 10'4"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge, freezer, dishwasher. Cooker with hob and extractor over. Wooden flooring. Spotlights. TV point. Surround sound. Access to balcony.

#### Bedroom One

13'9" x 10'2"

Fitted carpet. Fitted wardrobes. Spotlights. Wall mounted heater. Access to en-suite.

#### Ensuite

Tiled shower suite comprising of low level w/c, sink with mixer tap, shower cubical with mixer shower, heated towel rail. Shaver point.

#### Bedroom Two

13'10" x 8'8"

Fitted carpet. Spotlights. Wall mounted heater.

#### Bathroom

Tiled bathroom suite comprising of low level w/c, sink with mixer tap, bath with mixer shower, heated towel rail. Shaver point.

#### Externally

Concierge. Lifts to all floors. Allocated parking.

## Additional Information

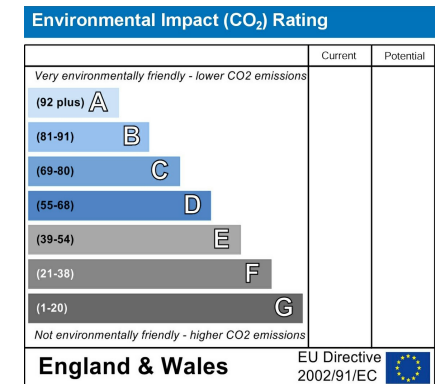
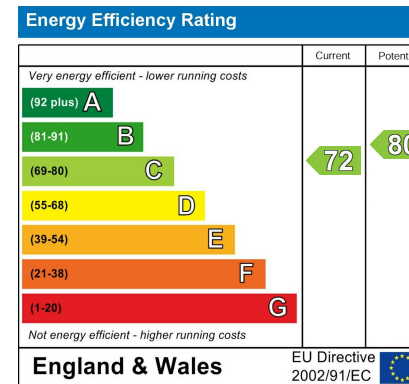
Service charges - £3310 per annum

Ground rent - £300 Per Annum

Lease 125 years from 2004

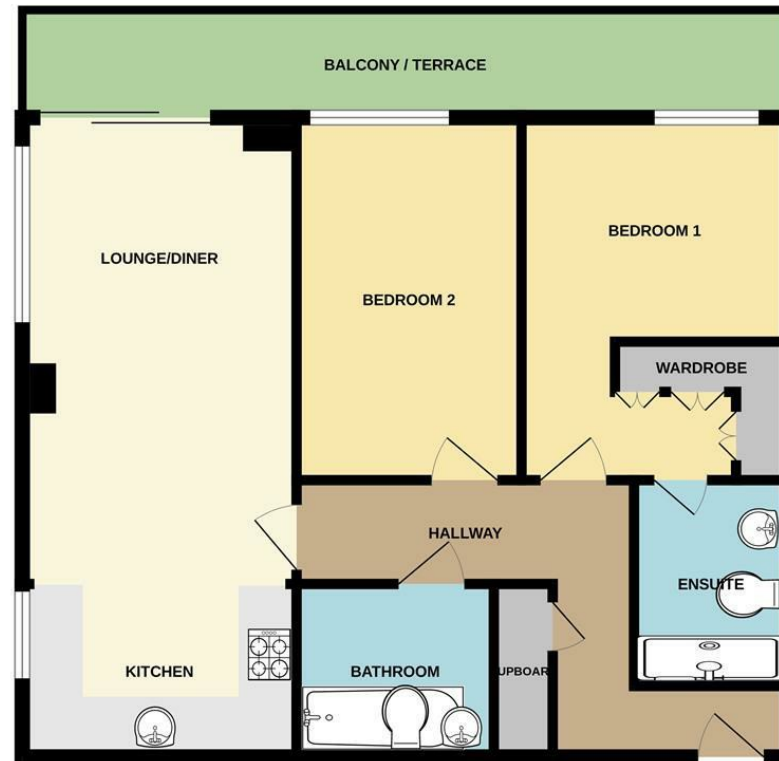
Review period - every 25 years (in line with RPI)

Managing agents - Rendall and Rittner





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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