



Apt 168 City Gate 2, Blantyre Street, Castlefield, Manchester, M15 4EB

Jordan Fishwick are pleased to offer for sale this two bedroom apartment on the FIFTH FLOOR of City Gate, Castlefield. City Gate offers easy access to Deansgate, Mancunian Way, and Salford Quays. The apartment briefly comprises: entrance hall with storage cupboard, open plan kitchen/living room, two bedrooms and a well appointed bathroom. There is also a good sized balcony. The apartment also benefits from a secure parking space. NO ONWARD CHAIN. Rented at £1045 per month on a rolling contract.

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 £185,000

Viewing arrangements

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

Entrance Hall

Carpet. Intercom system. Access to all rooms. Cupboard housing water tank.

Living Room

17'4" x 12'5"

Carpet. Ceiling light. Wall mounted heater. Access to balcony.

Kitchen

15'4" x 7'4"

Range of wall and base units with worktops over. Sink with mixer tap. Space for fridge/freezer. Cooker with hob and extractor.

Bedroom One

11'9" x 10'5"

Carpet. Ceiling light. Wall mounted heater.

Bedroom Two

12'11" x 9'8"

Carpet. Ceiling light. Wall mounted heater.

Bathroom

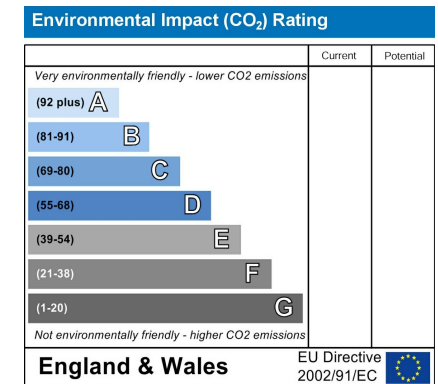
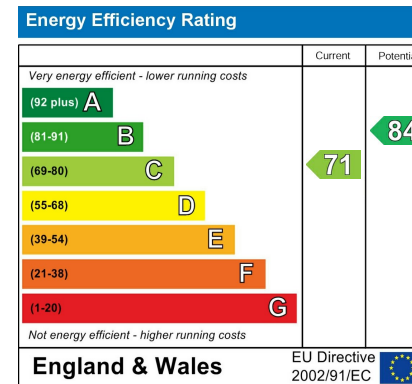
Low level W.C. Sink with mixer tap. Heated towel rail. Bath with mixer shower over.

Externally

Lifts to all floors. Balcony. Secure parking.

Additional Information

Ground rent £125 per annum
 Service charges Approx £2500 per annum
 Lease 150 years from 2000
 Building Managing Agent Rendall & Rittner





GROUND FLOOR



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