



EGERTON
HOUSE



Apt 3 Egerton House, 2 Slate Wharf, Castlefield, Manchester, M15 4SY

Jordan Fishwick are pleased to offer this stunning ground floor apartment which makes up part of the popular Slate Wharf development in Castlefield. Set in well maintained communal grounds with secure gated entry lies Egerton House, a fully renovated apartment with replastered walls, new Bluetooth controlled Victorian style radiators, new flooring, new kitchen and shower room and a new tankless water heating system installed. The apartment briefly comprises of; entrance hallway with storage, stylish dual aspect living room, separate kitchen, large bedroom and a contemporary shower room. Allocated parking is included.

Price £209,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Engineered wood herringbone flooring. Storage cupboard.

Living Room

12'2" x 10'4"

Engineered wood herringbone flooring. Wall mounted Bluetooth electric heater. TV point. Spotlights. TV point. Brand new energy efficient tankless water heater fully concealed in integrated sideboard unit.

Kitchen

9'0" x 6'7"

Range of wall and base units with complimentary worktop over. Bosch cooker with induction hob and extractor over. Integrated Bosch microwave, fridge with freezer box and washer drier. Sink with mixer tap. Spotlights. Window.

Bedroom

16'5" x 8'11"

Spotlights. Fitted carpet. TV point.

Bathroom

Low level W/C. Shower cubical with mixer shower. Sink with storage drawers beneath. Heated towel rail. Partially tiled.

Externally

Secure parking space included.

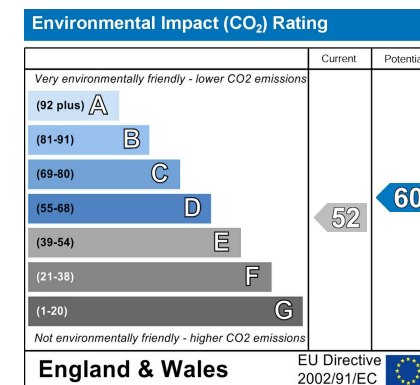
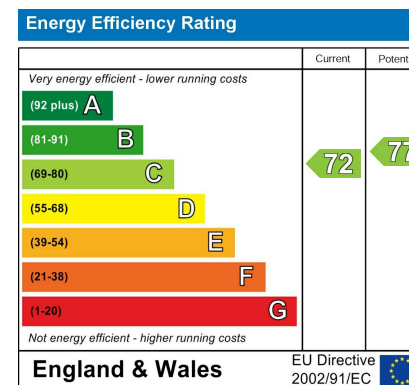
Additional Information

Lease - 999 years from 1992

Service charges - £1400 per annum

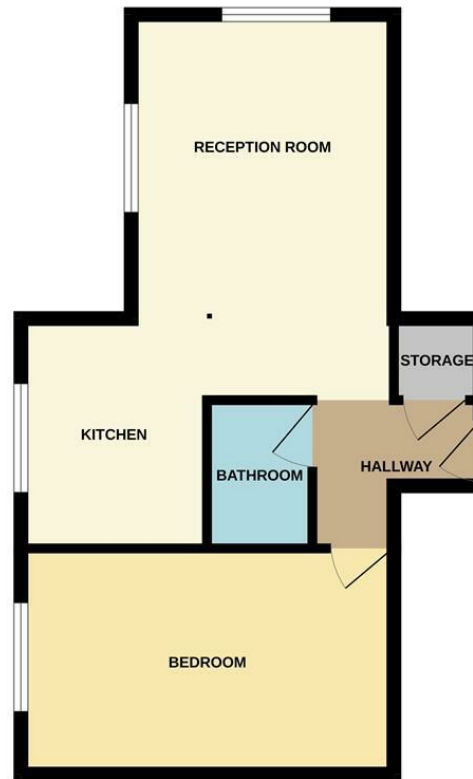
Ground rent - Peppercorn

Managing agents - Stevenson Whyte





GROUND FLOOR



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