



Apt 36 Potato Wharf, Castlefield, Manchester, M3 4NB

Immaculate and fully renovated throughout top floor, corner aspect two double bedroom apartment in the highly popular development of Potato Wharf, ideally situated off Liverpool Road. The location of this apartment with its close proximity to Deansgate, Spinningfields and Castlefield make it perfect for city centre professionals wanting to be a stones throw from all city centre amenities. The apartment benefits from a stylishly appointed modern fully fitted kitchen with a range of integrated appliances and a contemporary shower room. Two good size bedrooms over looking the communal car park to the rear. The apartment also has access to a boarded loft (with full standing height) accessed via pull down ladder. Externally the apartment comes with a secure allocated parking space. NO ONWARD CHAIN.

Price £265,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Carpet. Cupboard housing water tank and separate cupboard for storage. Ceiling light.

Living Room/Kitchen

17'7" x 17'1"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with induction hob over and extractor fan. Integrated washer/dryer and fridge/freezer. Space and plumbing for dishwasher. Spotlights. Wall mounted heater. TV and telephone point. Roller blinds.

Bedroom One

12'0" x 8'8"

Carpet. Spotlights. Wall mounted heater. Shutter blinds.

Bedroom Two

10'11" x 9'1"

Carpet. Spotlights. Wall mounted heater. Shutter blinds.

Shower Room

Fully tiled shower suite. Low level W/C. Sink with mixer tap and vanity storage below. Shower cubicle with mixer shower. Heated towel rail. Light up mirror. Shaver point. Window.

Externally

Stairs to all floors. Gated parking space included. Boarded loft with light.

Additional Information

Service charges - £133 per month including buildings

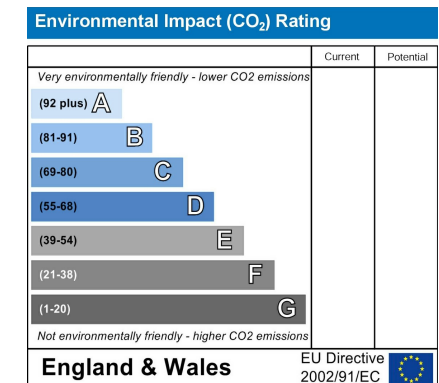
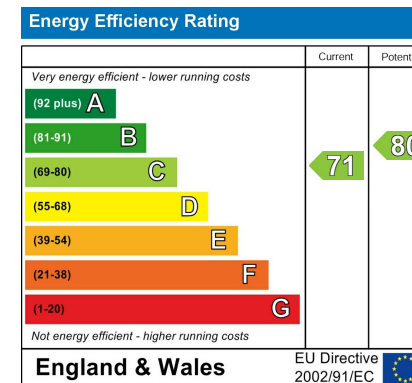
insurance

Ground rent - Peppercorn

Lease - 150 years from 1 November 1993

Managing agents - Riverside

Sinking fund - When you come to sell the property, the property owner has to contribute back into a sinking fund. The amount contributed is based on the following formula, 0.5% of the purchase price times by how many years you have owned property for.





TOP FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

