



# Apt 303 Castlegate, 2 Chester Road, Manchester, M15 4QG

Welcome to this charming Two bedroom apartment located In Castlegate, Chester Road in the vibrant city of Manchester. Built in 2003, this modern residence offers a delightful blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The property features a beautiful open plan kitchen and living room with access to the paved balcony, with extensive views over the picturesque Castlefield basin. The kitchen comes fully equipped with fridge/freezer and oven/hob and benefits from a kitchen island. The Master bedroom has walk-in wardrobes and en-suite bathroom. The Family bathroom is partially tiled with fitted mirrored cupboards, second double bedroom. The property also boasts an underground parking space.

## Price £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Situated in a desirable location, this property is well-connected to local amenities, transport links, and recreational facilities, ensuring that everything you need is within easy reach. Whether you are drawn to the vibrant culture, shopping, or dining options that Manchester provides, this apartment serves as a perfect base.

The EWS1 is in place, mortgage buyers are welcome, the property also benefits from having one underground parking space. There is also the addition of one site concierge, Monday till Friday 08:00AM - 12:00 Noon

### Hallway

This long and welcoming hallway leads to all rooms and has a built in deep storage cupboard which houses the hot water system and a washer/drier

### Living / Kitchen

20'11" x 17'7"

This spacious room has a comfortable living area with delightful views of the canal basin afforded by the full width windows and the balcony. This area, along with the hall, has recently been refloored. The kitchen comes with, Fridge/ Freezer , oven/ hob, extractor with a kitchen island. There is also a stainless steel sink unit. Two electric wall heaters.

### Bedroom One

9'10" x 8'5"

This bedroom has a double glazed window and an electric heater.

### Bedroom One Dressing Room

5'3" x 10'1"

Built in wardrobes with hanging and storage shelves

### Ensuite

4'0" x 6'6"

Walk in shower, vanity wash hand basin and w.c . Fitted Mirror unit. Heated Towel Rail. Electric Shaver Point.

### Bedroom Two

18'6" x 8'8"

This bedroom has a double glazed window as well as an electric wall heater.

### Bathroom

7'4" x 6'10"

Three piece suite with bath, wash hand basin and w.c Fitted mirrored cupboards. Heated Towel Rail.

### Externally

The property comes with one under-ground parking space.

Views over Castlefield Basin.

Concierge available from 08:00am till 12:00 noon, Mon to Fri

### Additional Information

Lease term: 125 years from 2003 with a 25 year review

Ground rent: £300.00 PA

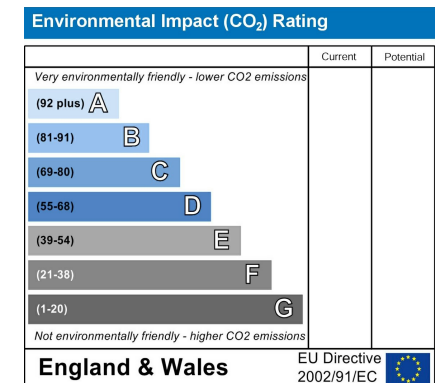
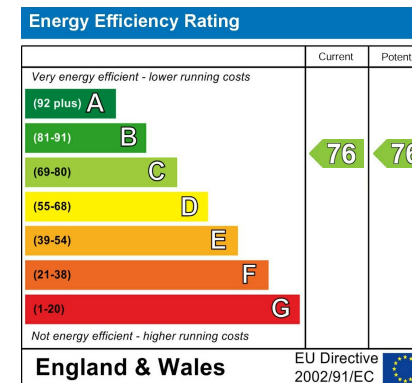
Council Tax Band: E

Service Charge: £4505.48

Managed by: Rendall & Rittner

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







## GROUND FLOOR



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