



Apt 170 The Gate Meadowside, 21 Aspin Lane, Manchester, M4 4GU

This stunning apartment is located on the 17th Floor of The Gate, Meadowside Development. Comprising of high specification fixtures and fittings throughout. The kitchen boasts integrated appliances and washer drier. There are two double bedrooms both having built in wardrobes with the master bedroom having en-suite. Family Bathroom. No Chain. Superb location with easy access into the Arndale and Victoria Station.

Price £350,000

Viewing arrangements

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

The Building

The gate forms part of the Meadowside development by FEC. Overlooking the picturesque Angel Meadow Park, this stunning residence offers an elevated lifestyle with access to premium on-site amenities, including a 24-hour concierge, fully equipped gym, stylish co-working lounges, and a beautifully designed terrace offering panoramic views across the park and city skyline.

The Apartment

Video door entry system. Solid core entrance door with matt grey finish and multipoint locking system. Porcelain tiled flooring to bathrooms. Wool carpets to bedrooms. Pergo vinyl plank flooring to hallway, living areas and kitchen. Painted grey solid core internal doors with stainless steel ironmongery. Vertical wall mounted electric panel radiators. Hot water provided by storage cylinder. Mechanical ventilation heat recovery system. Climate control panel.

Kitchen / Lounge

10'1" x 25'9"

Open plan living area, Recessed LED lighting, Full height feature windows, 5amp 2 point lamp circuit, Telephone and TV point to living area

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges. Full height splashback. Solid surface worktop. Stainless steel sink with Chrome finish mixer tap. Concealed LED lights below wall mounted units. Integrated recycling bins. Integrated oven and electric touch control Induction hob with Integrated extract hood, Integrated dishwasher, Integrated fridge freezer, Freestanding washer dryer in separate utility cupboard.

Bedroom One

9'4" x 11'11"

Recessed LED lighting, TV point, 5amp 2 point lamp circuit, Built in wardrobes, fitted carpets.

En-Suite

7'0" x 7'4"

Walk in shower with toughened glazed opening door. Ceiling mounted rain shower and separate flexible shower head fitting. White ceramic floor mounted back to wall WC with concealed cistern. White ceramic wash hand basin with chrome finished mixer tap. Concealed heated towel drying wall with rail. Fully tiled floor and partially tiled walls, Shaver point, Recessed LED spot lighting, Mirrored bathroom cabinet with concealed LED strip lighting above sink.

Bedroom Two

9'4" x 16'0"

Recessed LED lighting, TV point, 5amp 2 point lamp circuit, Built in wardrobes, fitted carpets, access to the shower room.

Bathroom

7'5" x 7'0"

Contemporary white steel enamel bath with wall fixed rain shower head and hinged fitted glass shower screen, White ceramic floor, mounted back to wall WC with concealed cistern, Matt black heated towel rail.

Externally

24 hour concierge , Lockable cycle storage, guest and resident WIFI, communal post boxes. In the adjacent buildings which is part of the development there is a residents gym gym with a foundation coffee shop.

Additional Information

Service Charge - £3076pa plus £100 Per Annum Levy For Park Maintenance.

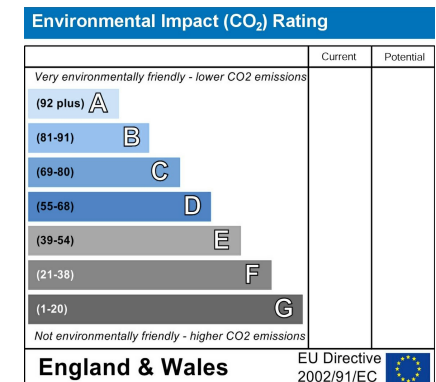
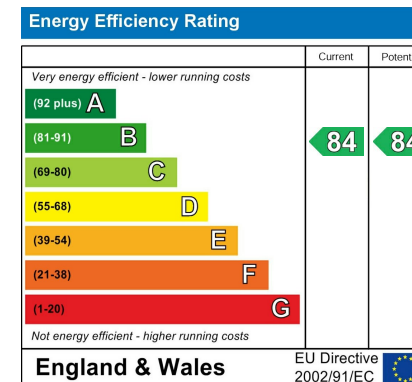
Ground Rent - £225.00

EPC - D

Council Tax - B

Leasehold - 250 years from 2019

Agents Notes







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