



Apt 150 City Gate II, 3 Blantyre Street, Castlefield, Manchester, M15 4EB

Jordan Fishwick are pleased to offer for sale this large 4th floor one bedroom with occasional 2nd bedroom/study is located a short distance from Deansgate and the motorway network. Entrance hall, large living room with patio doors to balcony, separate kitchen, spacious bedroom again with patio doors onto the balcony. Bedroom/study, (no window), three piece suite with shower attachment. No Chain
Cladding works have been completed and an EWS1 form is due imminently. In the meantime a 'Letter of Comfort' is available from the developer (Bellway) who have funded the works.

Offers In Excess Of £175,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Telephone entry phone, cupbosrd housing hot water system. Access to all rooms.

Living Room

15'1" x 13'0"

Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

Kitchen

10'4" x 9'5"

Modern fully fitted kitchen with a range of matching base and eye level units. Space for fridge/freezer, electric oven, four ring hob and stainless steel extractor hood over. Linoleum flooring.

Bedroom One

23'0" x 10'10"

Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

Occasional Bedroom/Study

9'8" x 8'6"

Ideal spare room as has no natural light or window in it.

Bathroom

7'2" x 5'7"

Three piece suite with shower attachment, part tiled walls, heated towel rail.

Balcony

Covered balcony with access from the living room and bedroom.

Additional Information

Ground rent £256.85p per annum Review period TBC

Service charges £2400 per annum Approximately

Lease 150 years from 2000

Building Managing Agent - Zenith

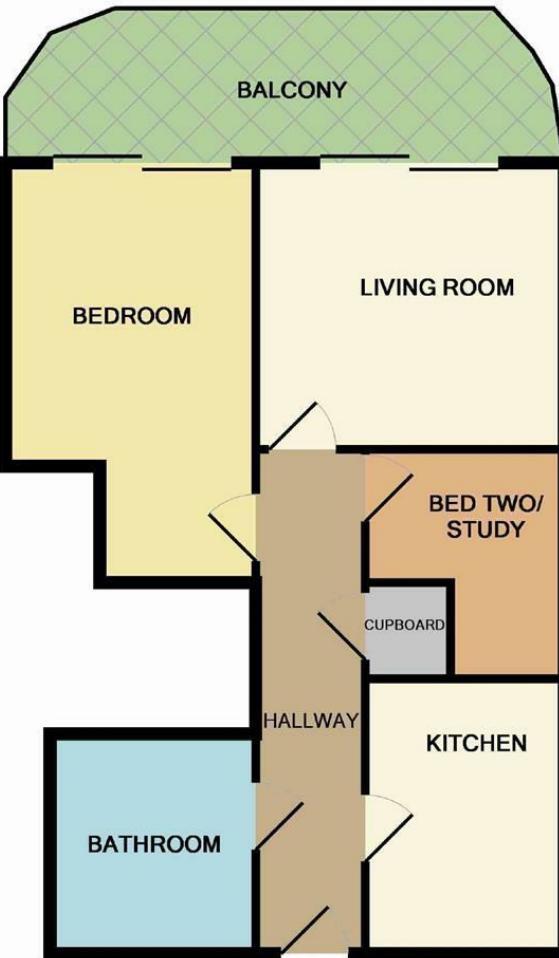
Agents Notes

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Measurements are approximate. Not to scale. Illustrative purposes only
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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