



1 BURTON PLACE  
CASTLE

**FOR SALE**  
5 & 2 BURTON PLACE  
COMMERCIAL UNITS  
WITH CAR PARKING  
1,070 - 2,140 SQ. FT.  
CALLING O'NEILL  
1753 3471





# Apt 406 3 Burton Place, Castlefield, Manchester, M15 4LR

## \*EWS1 IN PLACE - CASH BUYERS ONLY

Jordan Fishwick are pleased to offer for sale this two bedroom apartment on the 4th floor of Burton Place in the heart of Castlefield, just a stones throw away from Deansgate and Spinningfields. The apartment briefly comprises of: entrance hall with storage space plus airing cupboard (housing the washing machine), open plan living/dining room with access on to a balcony via bi-folding doors. There is also a fitted kitchen with integrated appliances. There are two bedrooms, master benefitting from fitted wardrobes. Well appointed modern bathroom. Lifts to all floors. No Chain. 0.25% paid into sinking fund x the years that you have owned it for.

## Offers Over £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Area

Close to the Manchester Bridgewater Canal and Roman Fort, Castlefield is a popular choice for residents who want easy access into Manchester's bustling city centre. Terraces at The Wharf, Dukes 92 and Alberts provide the perfect setting meeting venues. There is easy access onto Manchester's inner ring road or you are within a short walk to Cornbrook tram stop.

### Entrance Hall

Long hallway with double storage cupboard, separate airing cupboard and wooden floor.

### Living/Dining Room

18'8" x 11'1"

This spacious room has a wooden floor, electric heaters, sliding door to bedroom two and large concertina folding doors to the balcony. Open to the -

### Kitchen

9'6" x 5'4"

Modern fitted kitchen with wall and base units, one and a half bowl sink unit, oven, hob and extractor hood, fridge/freezer. Tiled floor.

### Bedroom One

13'2" x 8'7"

Double glazed floor to ceiling window. Electric heater and double wardrobe

## Bedroom Two

10'10" x 8'0"

Double glazed floor to ceiling window. Electric heater. Built in desk unit. Sliding door to living room.

## Bathroom

9'6" x 5'4"

Three piece suite with shower over the bath, wash hand basin and w.c. Heated towel rail and tiled floor.

## Externally

Balcony off the living room with folding shutters.

## Additional Information

Service charge (inclusive of buildings insurance): £1,508.00

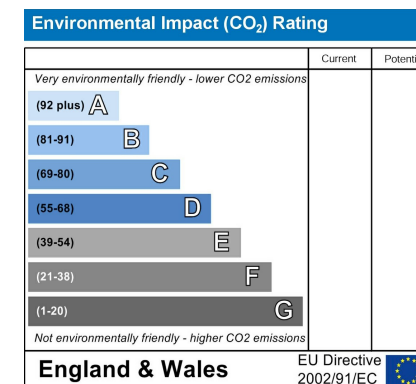
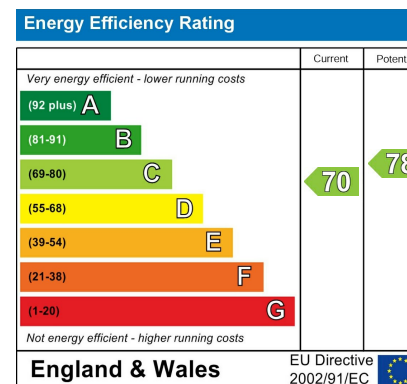
Annual ground rent: £504.76

Length of lease: 999 years from 2003

Management company: Realty Management Ltd

## 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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