



Lawrence Copeland
town & city centre



FOR SALE

Apt 67 Lake House, Castlefield Locks, 66 Ellesmere Street, Castlefield M15 4QT

PRICE: £225,000

EWS1 Certified, A2 rating. Located in popular Castlefield location, Lake House forms part of Castlefield Locks which lies within a quarter of a mile of Deansgate and within 400m of Cornbrook tram station. The property is likely to appeal to owner occupier or property investor with a rental potential of £1,100 to £1,200 pcm. This particular apartment is located on the 4th floor to the rear of the development overlooking the central courtyard and has been refurbished to a high standard and is attractively presented. The apartment is approx. 699 sq. ft. and has an electric wet central heating system, double glazing, video entry and the development has a communal lift and a caretaker/concierge.

ACCOMMODATION

Ground Floor – Communal Open Porch with video intercom entry system. **Grand Communal Central Atrium** with glass encased communal lift.

Communal 4th Floor landing: APARTMENT

Entrance Hall with front door, single panel central heating radiator, beech finish strip flooring, boiler cupboard with wet central heating boiler system.

Impressive Lounge/Dining Room/Kitchen (rear) measuring 22 ft 4 x 11 ft 8 (6.81m x 3.56m), a substantial room with French door to Juliet balcony, beech finish strip flooring, single panel central heating radiator.

Refurbished Kitchen Area with fitted units with light grey doors and granite effect worktops incorporating a range of wall and base cupboards, single drainer sink unit, integral washer/dryer, recess for fridge/freezer, stainless steel extractor hood, ceramic hob with electric under oven, under pelmet lighting, metro style ceramic tile splashbacks.

Master Bedroom One (rear) measuring 19 ft 6 x 12 ft 7 into recess (5.94m x 3.84m) with double glazed window, single panel central heating radiator.

Bedroom Two (mid) measuring 12 ft 8 x 12 ft 7 (3.86m x 3.84m) with frosted double glazed window to Atrium, single panel central heating radiator.

Luxury Bathroom/WC combined measuring 7 ft 10 x 6 ft 7 (2.39m x 2.01m) with high specification white suite comprising low level WC, pedestal wash hand basin, vanity cabinet, vanity plinth with anti steam mirror and light, D shaped bath with glazed shower screen and over bath shower with monsoon shower head and flexible hose, extractor fan, chrome ladder radiator, part ceramic tiled walls.

Outside, to the rear of the development is an attractive landscaped communal courtyard area.

Note: whilst this property does not come with a designated parking space, prospective purchasers may make their own enquiries to potentially rent a parking space in the development subject to rental and availability.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st January 2003 (978 years remaining). Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Manchester City Council
Council Tax Band: D

Directions

Travelling from our office at Exchange Quay, turn left onto Trafford Road and on coming to the large roundabout at White City, turn left onto Bridgewater Way. Proceed along Bridgewater Way for its full length through the traffic lights onto Chester Road and then turn left into Hulme Hall Road, then turn left into Ellesmere Street where Lake House can be found on the right hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

C1224





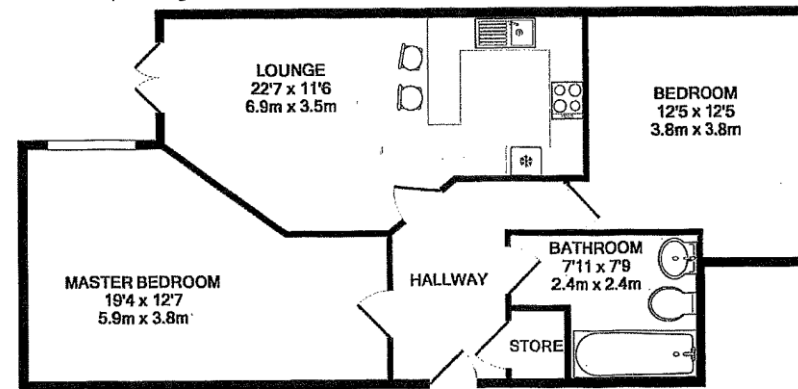
ENERGY PERFORMANCE CERTIFICATE

Apartment 67 Lake House 66 Ellesmere Street MANCHESTER M15 4QT	Energy rating C
Valid until 27 February 2034	Certificate number 0300-2918-0320-2424-5545

Property type	Mid-floor flat
Total floor area	76 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

Visit www.lawrencecopeland.com to view our latest properties