



 **2**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain & located in the Castlefield District of Manchester, close to Deansgate and the Motorway Newtwork. C & R City are pleased to bring to the market a spacious two bedroom fifth floor apartment. The apartment comprises of a spacious hallway providing access to all rooms, two double bedrooms, a large three piece bathroom suite, open plan living kitchen area which provides access to the balcony.

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The development: City Gate is split over 3 blocks in a secure gated development. The development consists of one, two and three bedroom apartments. City Gate is located within the inner ring road and therefore within the heart of Castlefield where the main restaurants, bars and pubs are located.

Hallway *5.60m x 1.18m (18.37ft x 3.87ft)*

The hall is accessed via a solid wooden door and leads to the Lounge/Kitchen, Bedrooms and Bathroom. There is one storage cupboard in the hall housing the boiler and an Intercom access system.

Lounge/Kitchen *3.43m x 6.29m (11.25ft x 20.64ft)*

Spacious open plan Lounge/Kitchen. Wall mounted electric heater. TV and phone points and carpet flooring. Incorporating open plan kitchen with laminate flooring, grey fitted units with integrated hob with oven below and extractor hood above. Circular sink with mixer tap. Wall mounted fronted units and space for a free standing fridge/freezer.

Bedroom One *5.02m x 2.33m (16.47ft x 7.64ft)*

Spacious double bedroom, large window providing plenty of natural light. The room is fully carpeted and comes with a wall mounted heater.

Bedroom Two *3.68m x 2.49m (12.07ft x 8.17ft)*

Spacious double bedroom, large window providing plenty of natural light. The room is fully carpeted and comes with a wall mounted heater.

Bathroom *2.39m x 2.47m (7.84ft x 8.10ft)*

Spacious three peice bathroom comprising bath with overhead shower, wash basin, low level WC, towel radiator, part tiled walls.

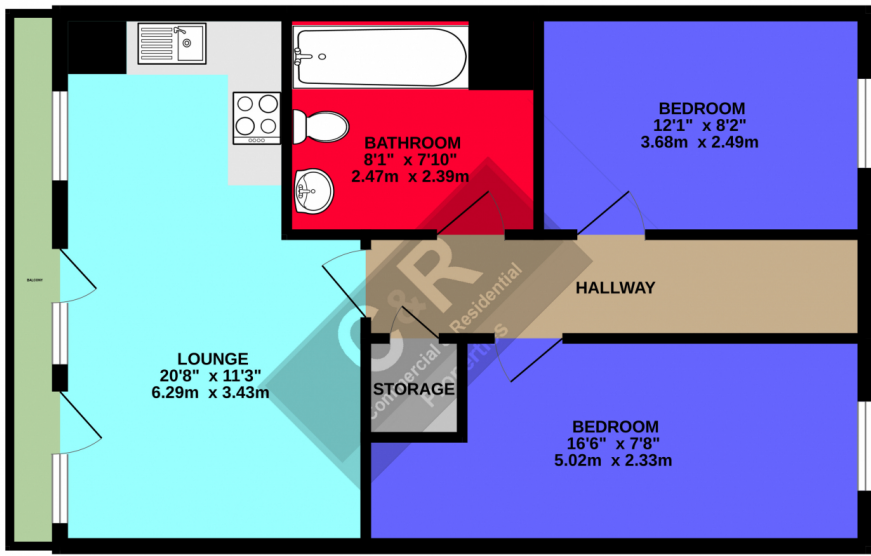
Balcony

Accesse from the lounge you will find a decked balcony which spans the full width of the apartment.

Lease details:

150 year lease from 2000. Ground rent £150 per annum. Service charge tbc.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

