



 **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 and an open plan living kitchen.

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Entrance Hall

Carpet. Intercom system. Access to all rooms. Wall mounted heater.

Lounge/Kitchen *4.61m x 4.62m (15' 1" x 15' 2")*

Range of wall and base units with worktops over. Sink with mixer tap. Space for fridge/freezer. Cooker with hob and extractor. Carpet. Ceiling light. Wall mounted heater.

Bedroom One *3.29m x 3.23m (10' 10" x 10' 7")*

Carpet. Ceiling light. Wall mounted heater.

Bedroom Two *3.10m x 2.39m (10' 2" x 7' 10")*

Carpet. Ceiling light. Wall mounted heater.

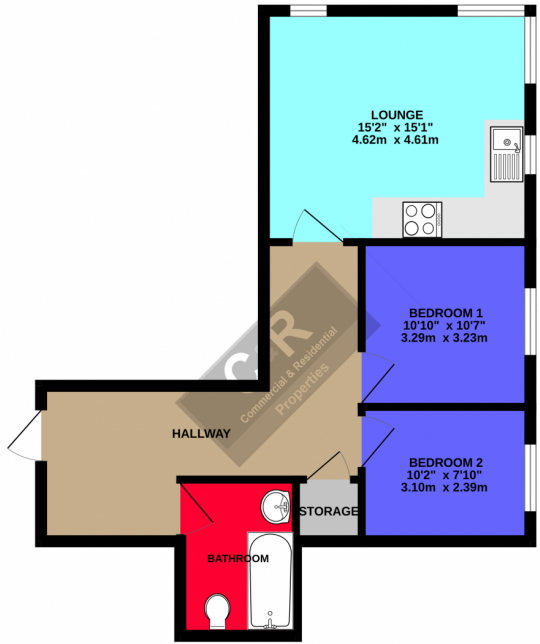
Bathroom

Low level W.C. Sink with mixer tap. Heated towel rail. Bath with mixer shower over.

Additional Information

Ground rent £125 per annum Service charges £2488.24p pa Lease 150 years from 2000

GROUND FLOOR



C & R PROPERTIES

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. Made with Lettingo 02/2024

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

Address: 3 Blantyre Street, M15

