



2

Bedrooms



1

Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market a stunning corner two bedroom apartment situated in City Gate, Castlefield, M15. The apartment comprises a beautifully designed open plan living area and kitchen, two double bedrooms and one bathroom. Located on Blantyre Street, this building is ideally situated just a stones throw away from numerous bars and restaurants, including Barca Bar, Albert Shed, and Dukes 92. Manchester City Centre and Spinningfields are both conveniently located within a 10-minute walk.

Please note, cladding works have been completed and an EWS1 form is due imminently. However, cash buyers only until the EWS1 Form is place.

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Hallway

Electric heater, wood laminate flooring, built-in storage cupboard and boiler, ceiling light, providing access to all rooms.

Open plan lounge/ kitchen *4.93m x 6.25m (16' 2" x 20' 6")*

Double glazed steel window facing the front and side. Electric heater, ceiling light. Range of fitted wall and base units, stainless steel sink and with mixer tap, integrated, electric oven, integrated, electric hob, stainless steel extractor, space for fridge/freezer.

Master Bedroom *5.06m x 3.61m (16' 7" x 11' 10")*

Double glazed steel window facing the side. Electric heater, wood laminate flooring, ceiling light.

Bedroom Two *5.06m x 2.91m (16' 7" x 9' 7")*

Double glazed steel window facing the side. Electric heater, wood laminate flooring, ceiling light.

Bathroom *2.24m x 1.81m (7' 4" x 5' 11")*

Three piece in white comprising of bath with screen, concealed W/C, wall wash basin with mixer tap, ceiling light, extractor, stainless steel heated towel rail.

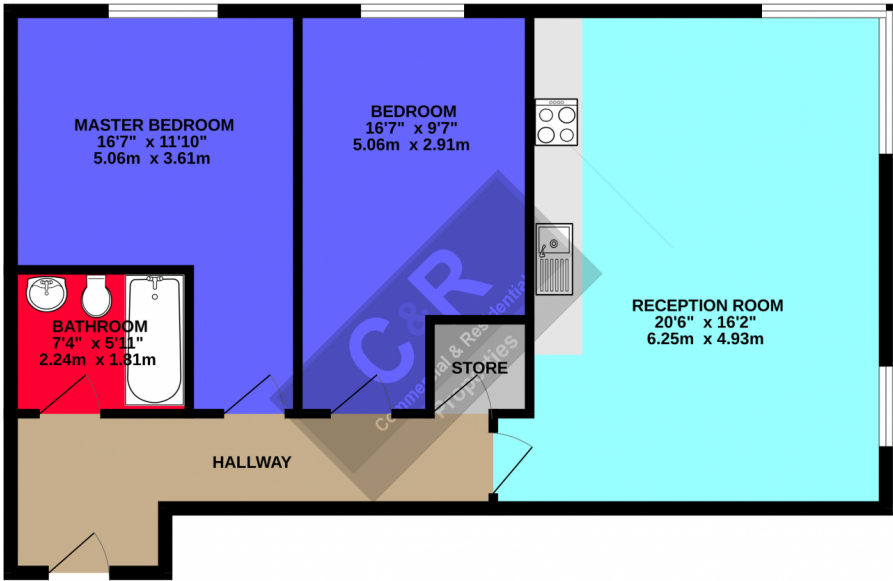
Lease information

125 Year lease. Ground rent £125.00 per annum. Service charge Tbc.

Agent notes

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GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



C & R CITY
TOTAL FLOOR AREA: 756 sq.ft. (70.3 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+) A		85
(81-91) B		
(69-80) C	72	
(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 

Address: City Gate, Blantyre Street, Manchester, M15 4EB

