



 **2**
Bedrooms

 **1**
Bathroom



EWS1 IN PLACE WITH A1 RATING, MORTGAGE BUYERS WELCOME. C & R City are pleased to bring to the market this immaculately presented Two Bedroom second floor apartment with one allocated parking space. The apartment is situated in Burton Place, Castlefield, Manchester which features apartments designed by Glenn Howells Architects. The apartment comprises of a spacious lounge leading to a private balcony, fitted kitchen, two bedrooms and one bathroom.

Located in Burton Place, Castlefield Manchester M15 4LR Burton Place is just a ten minute walk to the city centre along the canal towpath. It has excellent transport links with Cornbrook Metrolink station situated further along the road, proximity to Deansgate station and direct access onto the Mancunian Way and further motorway network.

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Hallway

On entering the apartment there is a hallway with two storage cupboards, one houses the energy efficient water tank, alarm system, TV booster, washing machine and utility items and the other is currently used as for clothes and household items, excellent storage space which also can be used as a spare built-in wardrobe.

Lounge 3.40m x 5.70m (11' 2" x 18' 8")

Engineered wood flooring through-out. Light, spacious living space boasts bi-folding doors onto the balcony,

Kitchen 3.00m x 1.60m (9' 10" x 5' 3")

Modern Kitchen benefits from tiled flooring, fully integrated with fridge and separate freezer, oven, hob, sink and extractor fan and plenty of storage space.

Bedroom One 2.70m x 4.10m (8' 10" x 13' 5")

Well presented, complemented with carpeted flooring and fitted wardrobes. This double bedroom plenty of room for the double bed and other furniture.

Bedroom Two 2.70m x 4.10m (8' 10" x 13' 5")

Well presented, complemented carpeted flooring, Double Glazed window which provides plenty of natural light and very quiet.

Bathroom

Good sized family bathroom with fitted white three-piece suite including bath with shower fittings, sink and W.C. There is a large mirror mounted on the wall, towel rail and the room has been fully tiled.

General Information

976 years remaining on the lease. Ground rent £504.76 per annum. Service charge tbc. Council Tax Band C. EPC Rating B.

Agents Notices

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(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: Burton Place, Castlefield, Manchester, M15 4LR

