



 1  
Bedroom

 1  
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market a one bedroom apartment situated in City Gate, Castlefield, M15. The apartment comprises of an open plan living area and kitchen, one double bedroom 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.

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**Entrance Hall** 2.90m x 1.20m (9' 6" x 3' 11")

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

**Lounge** 5.73m x 2.96m (18' 10" x 9' 9")

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. Double Glazed Window.

**Bedroom** 4.52m x 2.24m (14' 10" x 7' 4")

Carpet. Ceiling light. Wall mounted heater. Double Glazed Window.

**Bathroom** 1.69m x 3.00m (5' 7" x 9' 10")

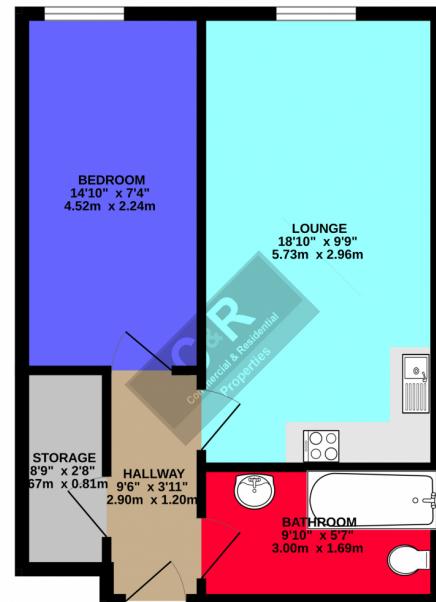
Low level W.C. Sink with mixer tap. Heated towel rail. Bath with mixer shower over.

**Addition Information**

Lease Length: 126 Years. Ground Rent: £125pa. Service Charge TBC. Council Tax Band B. EPC Rating B.

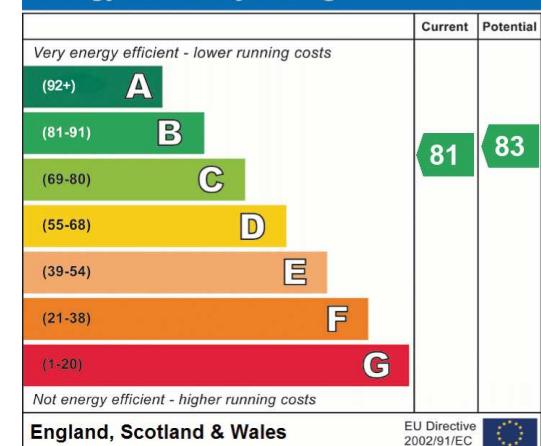
**Agent Notes**

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GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

C AND R PROPERTIES  
TOTAL FLOOR AREA: 414 sq.ft. (38.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the information 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 plan has not been prepared in accordance with the Building Regulations and no guarantee as to the operability or efficiency can be given.  
Made with Memorex 0202.

## Energy Efficiency Rating



Address: City Gate, 3 Blantyre Street, Manchester M15 4EB

