CAKE
FRAGILE

Apt 205, Saville, 37 Potato Wharf, Castlefield, Manchester, M3 4BB

Jordan Fishwick are pleased to offer for sale this beautifully presented second floor apartment in the Potato Wharf development, Castlefield, just a short stroll away from Deansgate. The apartment briefly comprises of entrance hall with storage cupboard, living room/kitchen with balcony with views over the canal towards to the city, two double bedrooms, master benefitting from an en-suite shower room and a well appointed bathroom. The apartment also comes with an allocated parking space. EPC Rating C. EWS1 In Place.

Offers In Excess Of £215,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall
Inset lighting. Cupboard housing washing machine and water tank.

Living Room/Kitchen
20'9" x 12'4"
Range of wall and base units with worktop over. Sink with mixer tap. Integrated fridge/freezer, microwave, dishwasher, cooker with hob over. Breakfast bar with area for seating. TV and Telephone point. Door to balcony. Electric wall heater.

Bedroom One
21'8" x 8'2"
Ceiling pendant light. Window overlooking canal. Electric wall heater. Door leading to en-suite.

En-Suite
Shower cubical with mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Bedroom Two
11'4" x 9'8"
Ceiling pendant light. Window overlooking canal. Electric wall heater.

Bathroom
Bath with tiled panel and mixer shower over. Low level W/C. Floating sink with mixer tap. Inset lighting. Partially tiled. Towel rail.

Externally
Balcony overlooking the canal. Secure allocated parking.

Additional Information

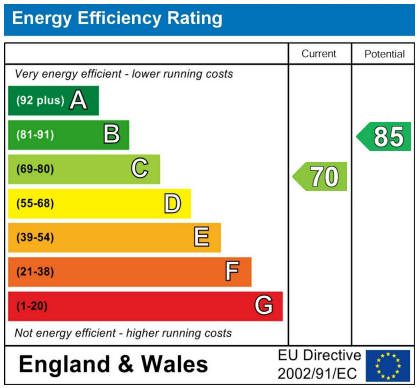
Lease - 150 years from 2007
Service Charges - £3500.32p pa including buildings insurance
Ground Rent - £300 per annum

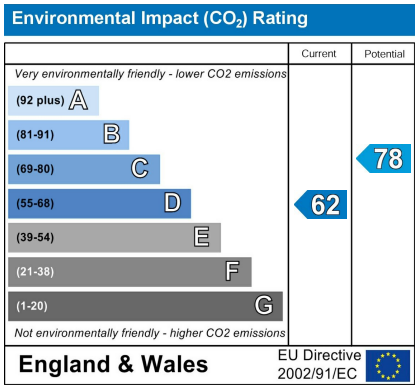
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

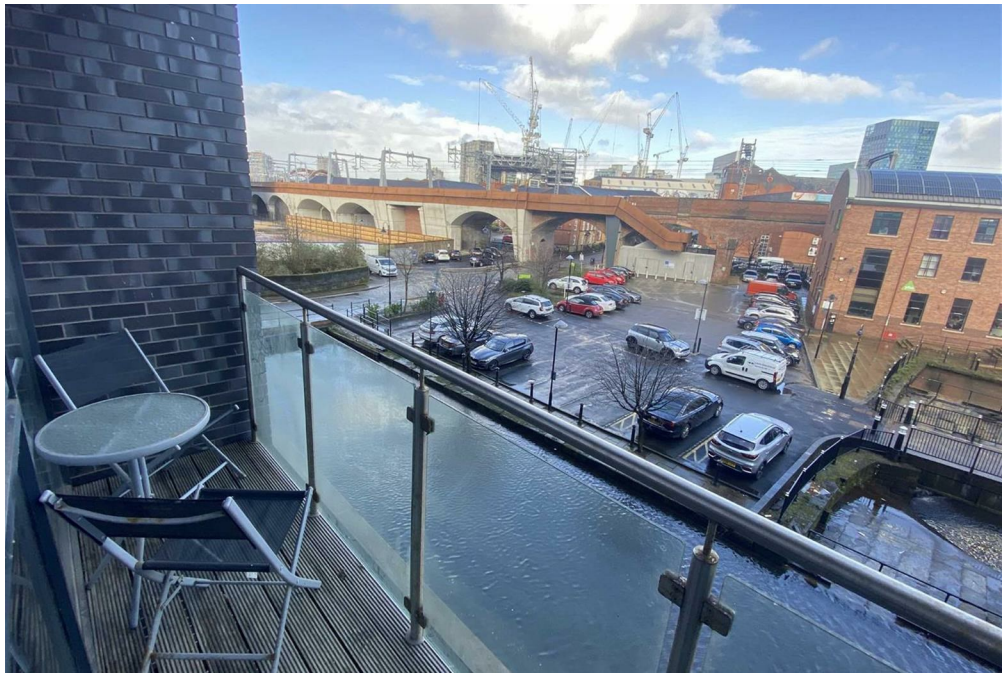
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





Email: manchester@jordanfishwick.co.uk

Humps for
80 yds
PRIVATE
CAR PARK



Measurements are approximate. Not to scale. Illustrative purposes only
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