



RESIDE

MANCHESTER



Canal Wharf House 15 Blantyre Street  
Manchester, M15 4YY

**Asking Price £575,000**



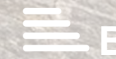
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# Canal Wharf House 15 Blantyre Street

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An incredibly spacious two-bedroom apartment in Canal Wharf House, overlooking the canal.

This stunning home offers over 1,190 sq. ft. of internal living space and brings a new level of comfort and style to city living.

Situated on the edge of the canal basin in the heart of Castlefield, Canal Wharf House is a bespoke, design-led boutique development finished to an exceptionally high standard throughout.

The property comprises two double bedrooms, two bathrooms, and a generous open-plan living area with a modern fitted kitchen and island. The kitchen includes integrated Siemens oven and hob, Bosch fridge freezer, dishwasher, and a Quooker tap, while the bathroom benefits from underfloor heating.

Viewings are highly recommended.

## The Tour

**Kitchen:** A bespoke German kitchen featuring sleek, handleless doors with the latest soft-close technology. The worktops, splashback and island are crafted from Dekton—an ultra-compact, high-performance surface that is highly resistant to scratches, stains, fire, and heat. Equipped with a combination of Siemens and Bosch appliances, including a built-in single oven and an additional combi microwave oven. A Quooker tap provides instant boiling water, while an integrated full fridge and freezer, along with a dishwasher, ensure seamless functionality. The kitchen island includes a built-in wine cooler. LED strip lighting is elegantly positioned under the kitchen plinths for a modern touch.

**Living Area:** The space is finished with Amtico Signature Collection Salted Oak flooring in a wide 220mm plank design, coffered ceiling, Juliet balcony with views overlooking the canal, while a video entry system provides added security and convenience.

**Bathrooms:** Featuring premium fittings, including wall-hung basins and WCs by Villeroy & Boch, with mixer taps, shower heads, and flush plates by Crosswater. The space is fully tiled with large-format porcelain tiles and benefits from underfloor heating. One bathroom features a Novellini shower enclosure with a sleek shower door, while the second bathroom is fitted with a Novellini bath.

**Doors:** Bespoke apartment entrance doors meet PAS 24 security standards, while oversized internal doors by Garofoli, complete with matching Garofoli handles and locks, add a refined and sophisticated touch throughout.





### The Area

Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighbourhood.

The area is home to numerous bars, restaurants, and cafes, as well as a variety of cultural and recreational facilities. The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the nearby Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history.

### Lease Information

Lease: 247 years remaining.

Service charge: £2,669.28 per annum.

Ground rent: Peppercorn.

- Two Double Bedrooms
- Two Bathrooms With Underfloor Heating
- Approx. 1190 Sq/Ft
- Conservation Area
- No Chain
- EPC Rating B
- Bespoke German Kitchen
- Stunning Canal Views
- Located In The Heart Of Castlefield
- Close To Public Transport Links



## Floor Plan



## Viewing

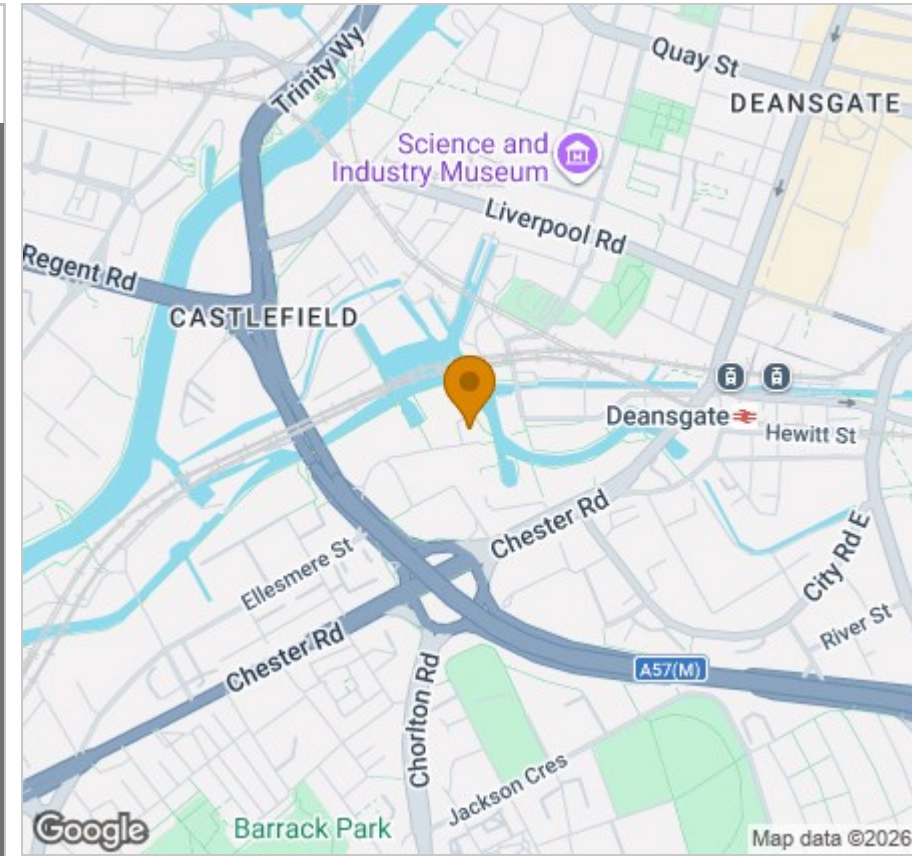
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

