



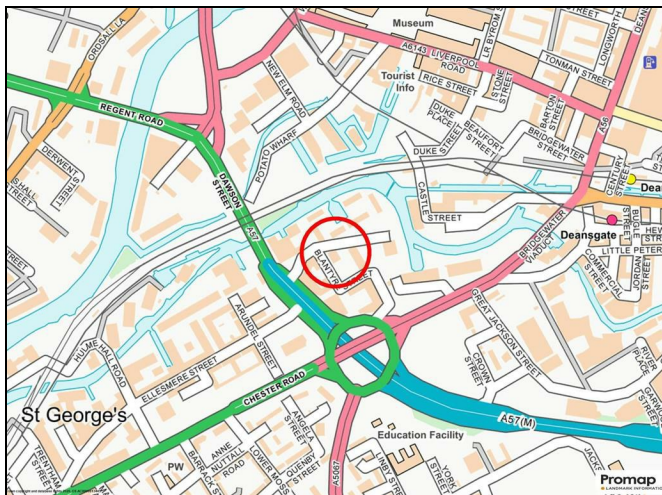
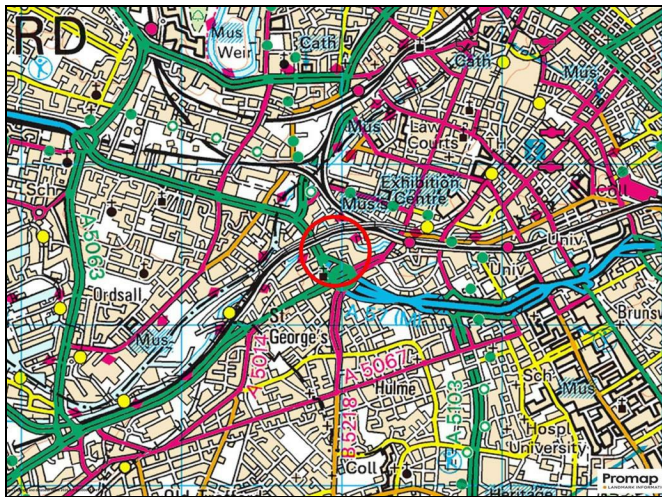
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INDEPENDENT ESTATE AGENTS

location



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10 Egerton House, 2 Slate Wharf Manchester, M15 4SY



****NO CHAIN** A SUPERB TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT IDEALLY LOCATED WITHIN THIS POPULAR DEVELOPMENT IN CASTLEFIELD PERFECT FOR DEANS_GATE + CANAL WALKS FROM CASTLEFIELD BASIN. NO CLADDING. LONG LEASE. GATED CARPARK WITH ALLOCATED SPACE. LIFT TO ALL FLOORS. 800SQFT**

Lift to 2nd Floor. Hall with storage. Lounge/Dining Room with Juliette Balcony. Kitchen. Two Double Bedroom. Two Bath/Shower, one En Suite. Allocated parking.

CONTACT SALE 0161 973 6688

£275,000

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail



A superbly proportioned Two double Bedroomed Second Floor Apartment located on this popular Development.

The location is ideal within the heart of the Castlefield Basin, perfect for the canal walks, Deansgate, Spinningfields and the Metrolink.

Internally there is a lift to all floors, good sized rooms and Contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a gated carpark with an allocated space.

An internal viewing is a must and will reveal:

Entrance Hall. Providing access to the Lounge, Two double Bedrooms, Bathroom and two storage cupboards housing the hot water tank.

Lounge and Dining Room. A fabulous large reception room having a double glazed door with adjacent window opening out onto a Juliet balcony. Door through to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with chrome handles and worktops over. Inset sink unit with mixer tap. Built in oven with four ring hob and extractor hood over. Integrated appliances include fridge freezer and washing machine. Useful breakfast bar. double glazed window to the rear elevation.

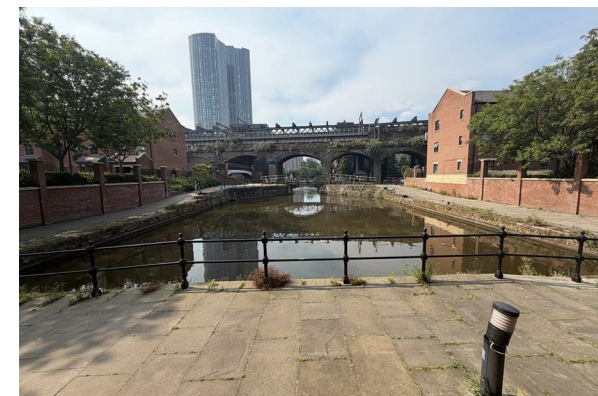
Bedroom One. A well proportioned double bedroom having a double glazed window to the rear elevation. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower over. Vanity sink unit. WC. Wall mounted heated chrome towel rail radiator.

Bedroom Two. Another good double bedroom having a double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath with shower mixer attachment and fitted glass shower screen. Wash hand basin. WC. Tiled floor.

Suprb location for City Centre Living!



Approx Gross Floor Area = 800 Sq. Feet
= 74.3 Sq. Metres

