jordan fishwick

Apt 514 Potato Wharf, Castlefield, Manchester, M3 4BD

Nestled in the picturesque Potato Wharf area of Castlefield, this delightful apartment offers a unique blend of modern living and serene waterside charm. This 5th floor two well-proportioned bedrooms and master en-suite. Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The apartment's design maximises natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen complements the living space, making it a joy to prepare meals. Parking Included.

MORTGAGE BUYERS WELCOME due to mortgage companies lending criteria amendments following the Building Safety Act 2022. Government Building Safety Fund Approval in Place for remediation works.

Offers Over £208,000

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

The Building

The property is offered with no onward chain, making it an attractive option for those looking to move swiftly. In summary, this apartment at Potato Wharf presents an excellent opportunity for those seeking a stylish home in a sought-after area. With its waterside location, modern amenities, and the convenience of parking, it is a property not to be missed. *It is important to note that cladding remediation is set to commence soon, which may affect financing options, as only the 6 major lenders will be available for this property. Remediation is fully funded we have a letter on intent to fund from Lendlease on file*

Entrance Hall

Utility cupboard with water heater, plumbing for washing machine and storage space.

Living Room/Kitchen

27'1" x 12'4"
A spacious room with floor-to-ceiling windows providing excellent natural light. Living area with carpeted floor and electric heater. Kitchen area with tiled floor, fitted base and wall units, peninsula unit incorporating a breakfast bar, integral electric oven and hob with extractor hood, sink with mixer tap, recessed downlighters, integral fridge/freezer, dishwasher and microwave.

Bedroom One

14'11" x 8'11"
Window, carpeted floor, electric heater. Door to:

En-suite

Shower cubicle, wash basin, WC, tiled splashbacks and floor, heated towel rail.

Bedroom Two

11'3" x 8'10"
Window, carpeted floor, electric heater.

Bathroom

Panelled bath with shower over, wash basin, WC, tiled splashbacks and floor, heated towel rail.

Externally

Secure parking included. Lifts to all floors. On site caretaker. Bike storage.

Additional Information

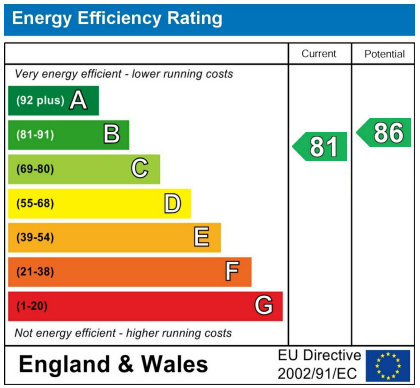
Lease - 150 years from 1st January 2007
Ground rent: £300 per annum (After 25 years, the rent will increase with RPI, then increases every 10 years)
Service charge: £3368.16 per annum. A further building insurance charge (currently approximately £780 applies.
Council tax band - D
Managing agents - Living City

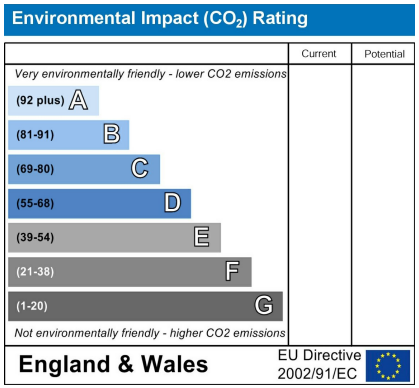
Agent notes

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.

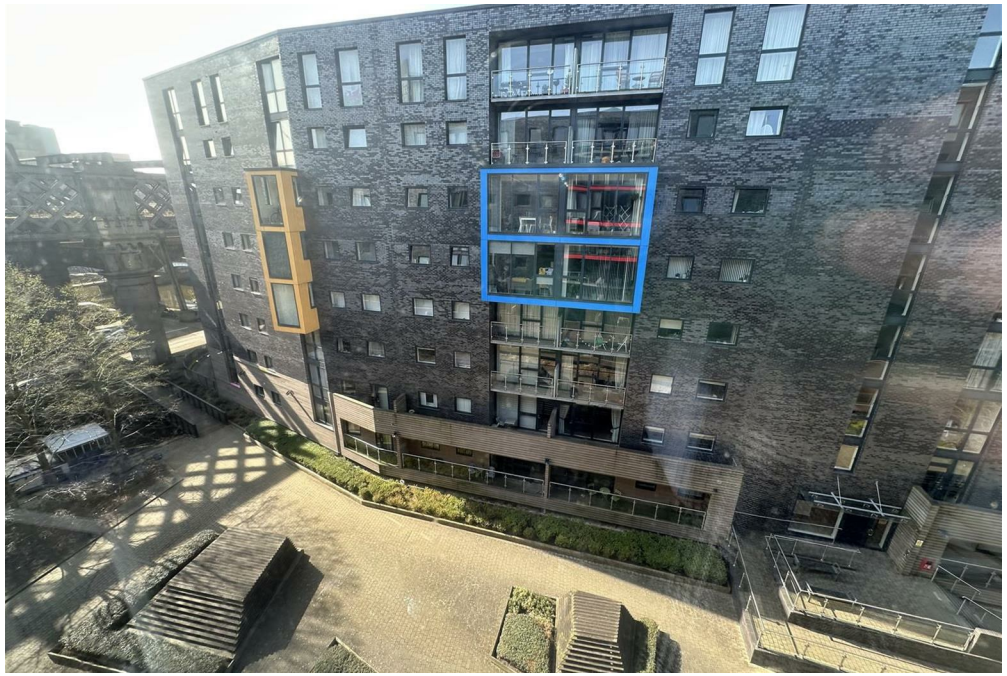
Disclaimer

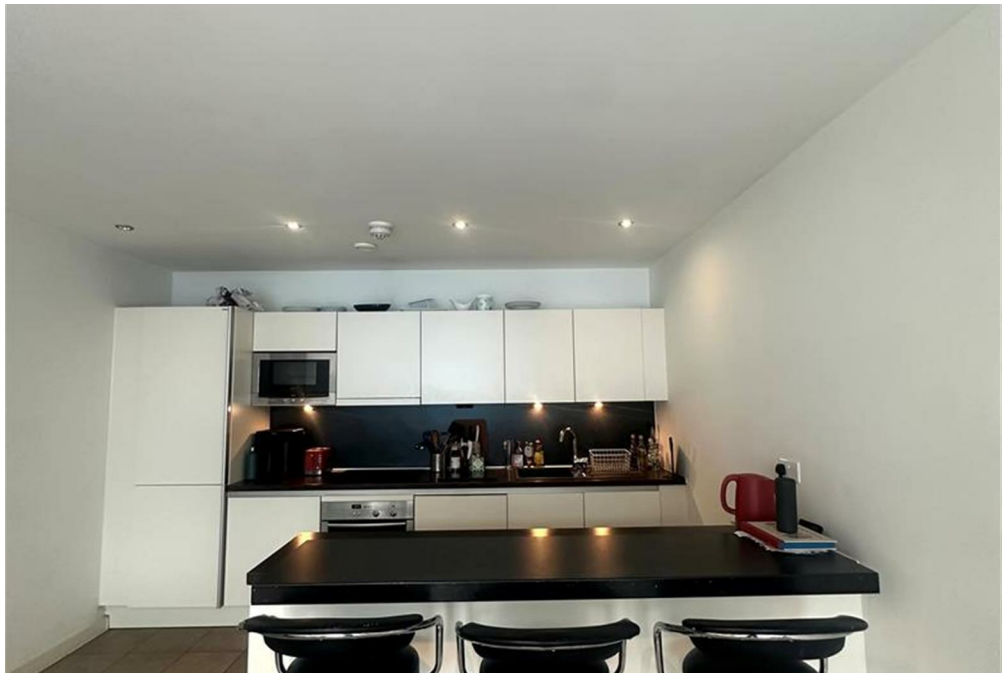
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon 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





5TH FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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