



# Flat 9 Rochdale House, 17 Slate Wharf, Castlefield, Manchester, M15 4SX

Jordan Fishwick are pleased to offer this stunning ground floor apartment which makes up part of the popular Slate Wharf development in Castlefield. Set in well maintained communal grounds with secure gated entry lies Rochdale House. The apartment briefly comprises of; entrance hallway with storage, stylish living room, separate kitchen, large bedroom and a contemporary shower room. Allocated parking is included. NO Chain. Mortgage Buyers Welcome.

## Asking Price £195,000

### Viewing arrangements

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

#### Entrance Hallway

Leads to all rooms, storage, hot water tank,

#### Lounge

14'2" x 10'4"

Wooden laminate flooring, double glazed UPVC window, electric heater, spot lighting, access to the kitchen

#### Kitchen

8'8" x 7'10"

Range of wall and base units with complimentary kitchen worktop, integrated oven / hob, mixer attachment, double glazed UPVC, plumbing for dishwasher, spot lighting.

#### Bedroom

10'4" x 10'8"

Wooden laminate flooring, double glazed UPVC window, electric heater, spot lighting

#### Bathroom

6'3" x 6'5"

Part tiled bathroom, opaque double glazed window, bath with glass shower screen, shower attachment with mixer, low level W.C, hand wash basin.

#### Externally

Gated secure parking.

### Additional Information

Service Charge- £1,404.00

Ground Rent- £60.00

Council Tax Band- C

EPC - C

Leasehold- 999 years from 1996

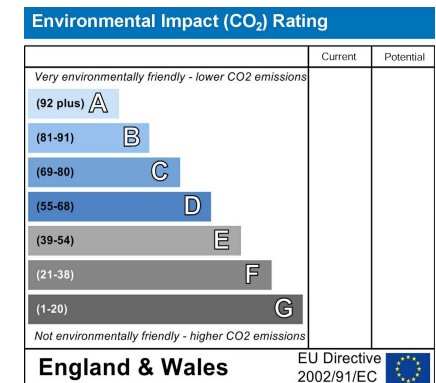
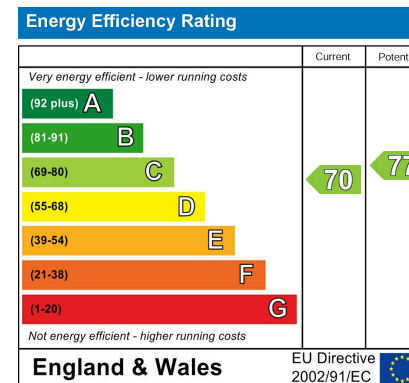
Managing Agent - Stevenson Whyte

### Agents Notes

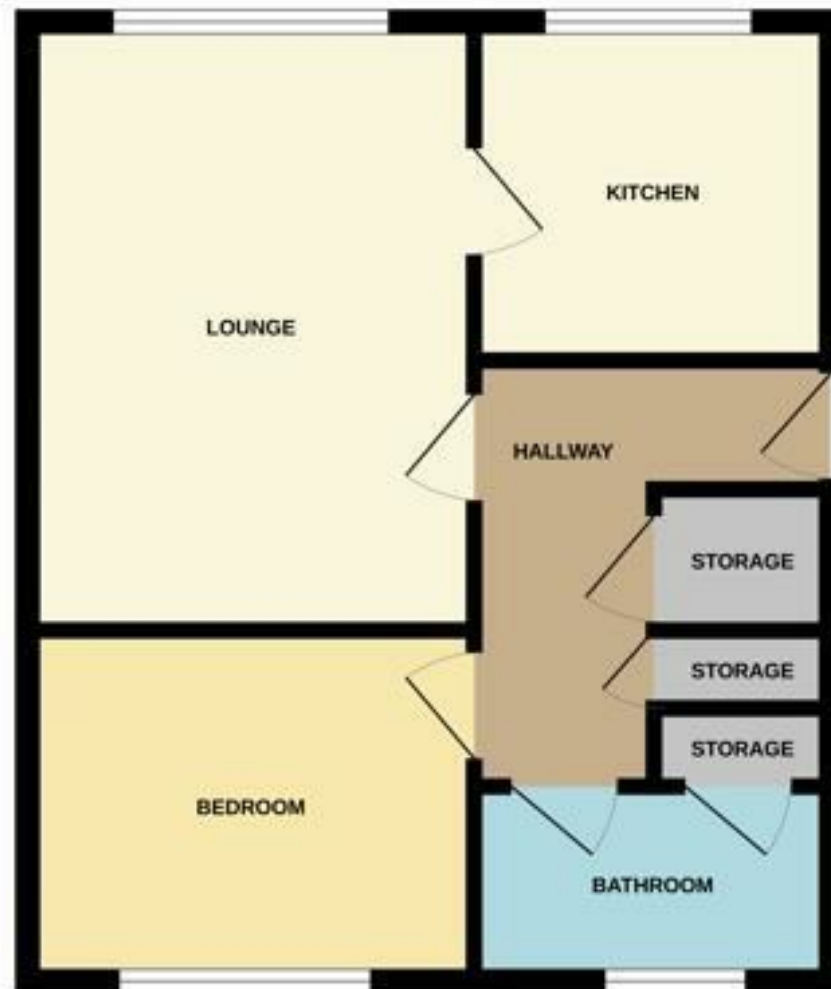
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### Disclaimer

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 were 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.







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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

