



RESIDE  
MANCHESTER



B1004 Castle Wharf  
Castlefield, M15 4SD

Asking Price £500,000



# B1004 Castle Wharf

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This immaculately presented 2-bedroom apartment has jaw dropping views, with dual aspects including the Castlefield Basin from the lounge and a picture-perfect view of the City Centre from the primary bedroom.

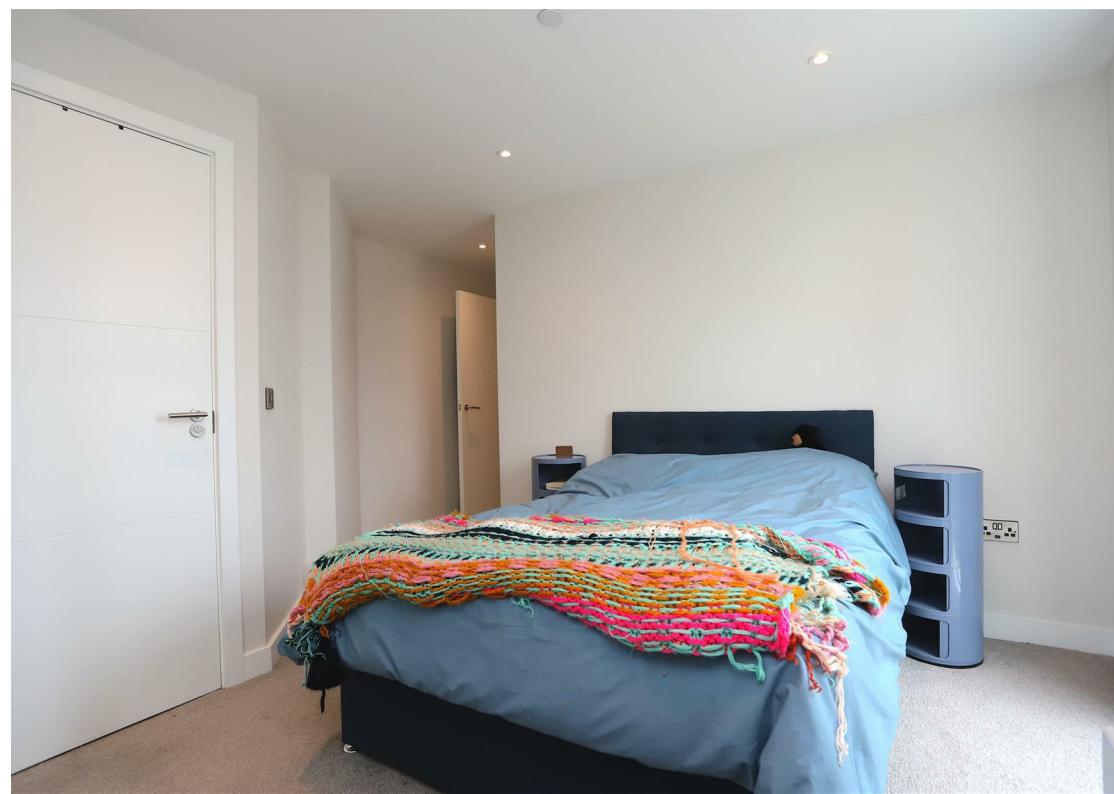
Located in Castle Wharf within the heart of Castlefield; the current owner has retained the condition impeccably. Offering a beautiful living space with huge floor to ceiling windows, a beautiful kitchen with breakfast bar, lounge & dining space and a balcony which is the perfect space for winding down in the evenings.

Two double bedrooms all offer ample space, floor to ceiling windows allow the sunlight to flood the space with natural light. The primary bedroom includes 2 sets of fitted wardrobes which lead you to the stunning En-suite shower room. A further bathroom is located off the spacious hallway which also has a large storage cupboard housing the washer/dryer and utility space.

Castle Wharf itself is a development which offers superb communal facilities, including a large terrace, spa area and gym. A parking space is included with this apartment.

## Castle Wharf

Castle Wharf is a development located in the heart of Castlefield, the entrance is off Chester Road where you are greeted by a stunning concierge area. The building completed in 2021 and has luxury residents amenities including a 24hr concierge, stunning terrace with views directly over the River Irwell, state-of-the-art gymnasium and luxurious spa with sauna, steam and relaxation zones. The development is made up of 188 apartments between 2 buildings. This apartment is located in Block B, closest to the City & has the most amazing views over Castlefield, the City & beyond.





### The Tour

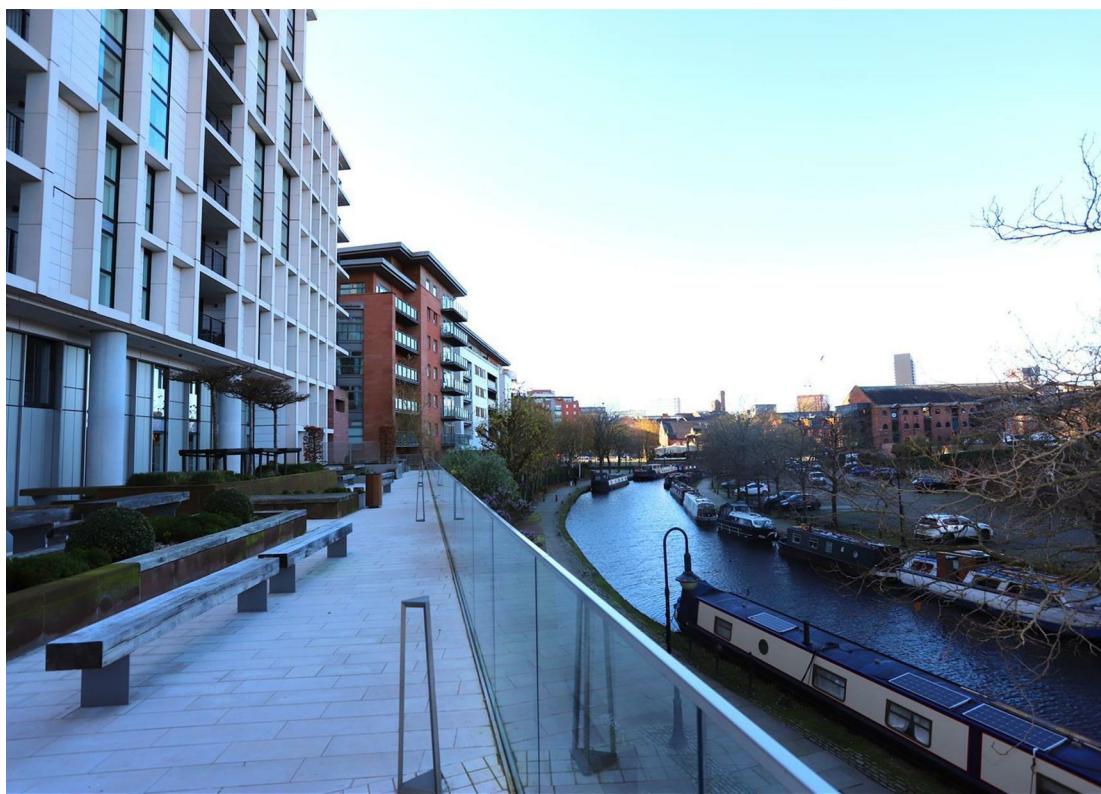
10.04 is located in block B on the 10th floor of Castle Wharf, a stunning boutique development.

Entering into a large hallway with doors leading to the rest of accommodation.

**Lounge/Kitchen:** The living area leads onto a spacious balcony overlooking Castlefield basin. Benefiting from herringbone flooring which perfectly offsets the white Quartz kitchen worktops to create a luxury area. Full height windows allow light to pour into the apartments and make the most of the views. The living spaces are the perfect place to host friends or family or simply relax and unwind in the heart of the City. The kitchen is finished to the highest standard with bespoke white Quartz worktops and stylish handleless cupboards which have been crafted to match the clean lines and overall aesthetic. Integrated appliances include; Neff ceramic hob, Neff electric self cleaning oven, built in microwave, wine cooler, fridge freezer & dishwasher. The kitchen has feature lighting behind high level cabinets & recessed stainless steel sink with contemporary mixer tap.

**Bedrooms:** Spacious carpeted bedrooms with fitted wardrobes included in the primary bedroom. Floor to ceiling window, electric white wall heaters, TV points.

**Bathrooms:** The bathrooms have been designed to reflect the clean and carefully considered aesthetic of the apartment. With contemporary sanitary ware from leading Italian designer Sottini, complemented by Hansgrohe taps. A stylish and serene space with marble-look Vitra Marmori tiles to the walls and floors which bring an added element of luxury. Adding to the luxury feel is a Hansgrohe Crometta rain shower and custom designed vanity unit with mirror and shaving point.



### The Area

Stunning apartments and luxury facilities make this one of the most desirable places to live in the city, as well as being surrounded by extensive public realm and green space, connected by a network of pedestrian and cycle pathways. The area is already thriving with the addition of local business such as; General store, Salvis Italian restaurant, Green Lab and many more.

### Lease Information

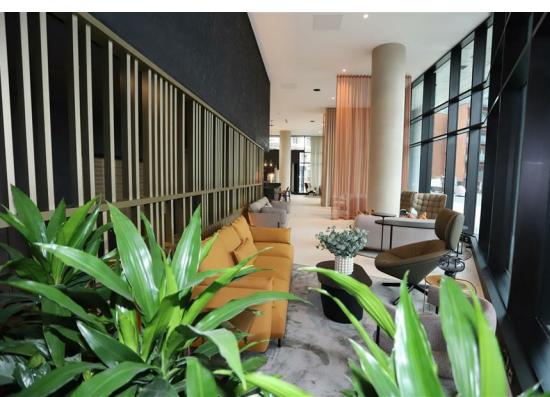
Length of Lease - 950 years from 2015.

Service Charge - £3068 per annum.

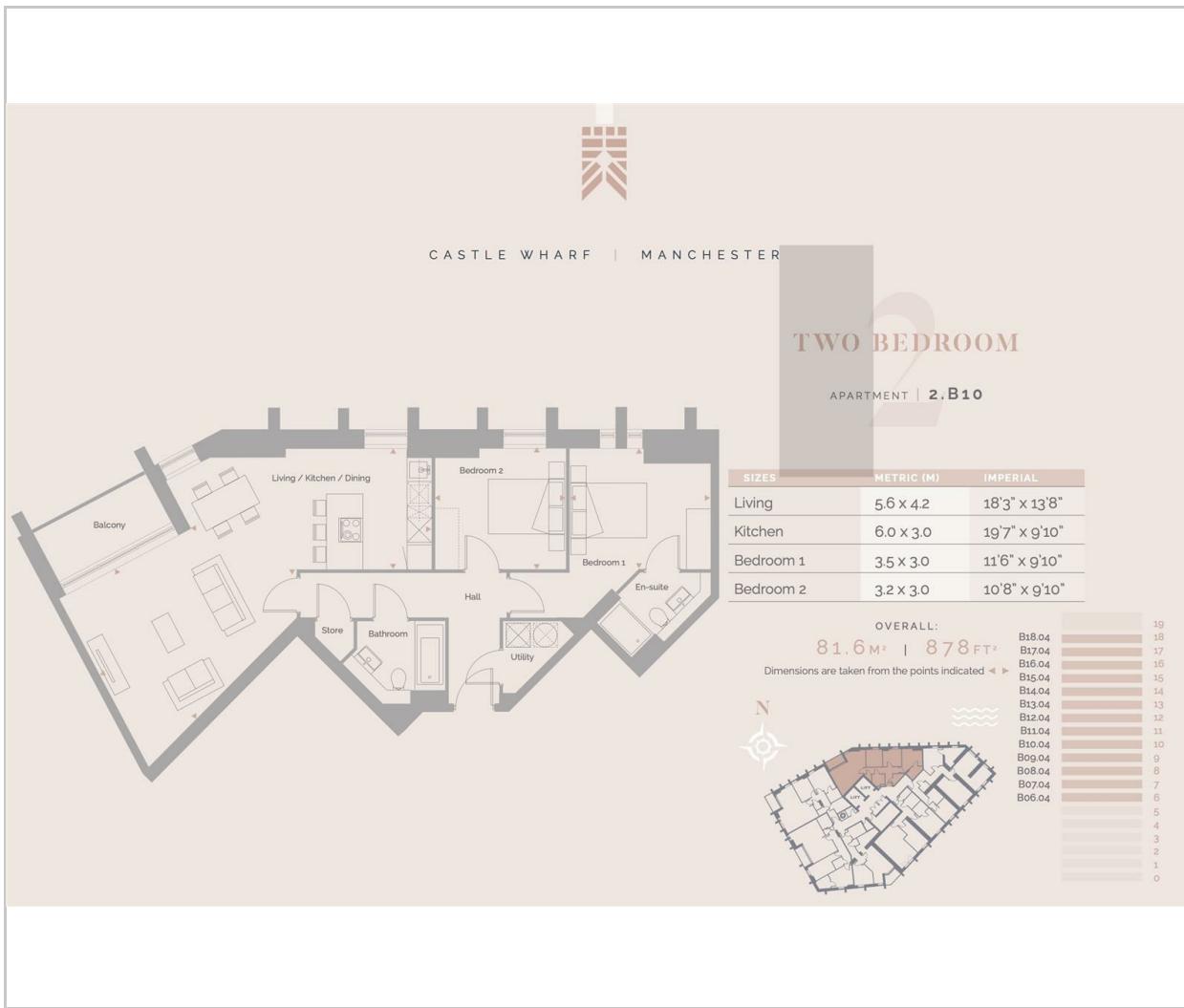
Ground Rent - £366 per annum.

EWS1 Rating A

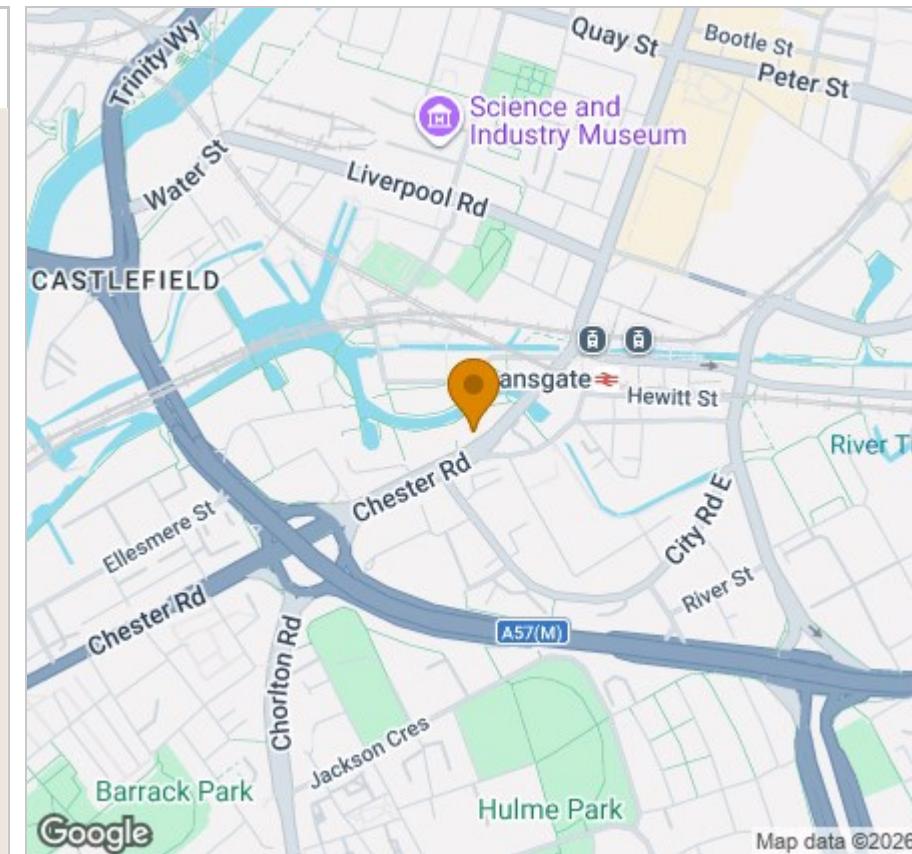
- Impeccably Presented Two Double Bedrooms, Two Bathrooms
- Boutique Waterside Living
- Castlefield & City Centre Views
- 878 sqft
- Balcony Overlooking Castlefield Canal
- EPC Rating C
- Allocated Parking Included
- 24 Hour Concierge, Co-Working Spaces, Gym, Spa & Communal Terrace



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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

## 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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