





# Apt 509 9 Burton Place, Castlefield, Manchester, M15 4LR

**\*EWS1 IN PLACE - CASH BUYERS ONLY**

Jordan Fishwick are pleased to offer for sale this two bedroom apartment on the 5th floor of Burton Place in the heart of Castlefield, just a stones throw away from Deansgate and Spinningfields. The apartment briefly comprises of: entrance hall with storage space plus airing cupboard (housing the washing machine), open plan living/dining room with access on to a balcony via bi-folding doors. There is also a fitted kitchen with integrated appliances. There are two bedrooms, master benefitting from fitted wardrobes. Well appointed modern bathroom. Lifts to all floors. The Property also benefits from a parking space. No Chain.

## Offers Around £178,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### The Building

Close to the Manchester Bridgewater Canal and Roman Fort, Castlefield is a popular choice for residents who want easy access into Manchester's bustling city centre. Terraces at The Wharf, Dukes 92 and Alberts provide the perfect setting meeting venues. There is easy access onto Manchester's inner ring road or you are within a short walk to Cornbrook tram stop.

### Entrance Hall

Long hallway with double storage cupboard, separate airing cupboard and wooden floor.

### Living/Dining Room

19'3" x 10'11"

This spacious room has a wooden floor, electric heaters, sliding door to bedroom two and large concertina folding doors to the balcony. It also leads to the kitchen.

### Kitchen

10'0" x 5'4"

Modern fitted kitchen with wall and base units, one and a half bowl sink unit, oven, hob and extractor hood, fridge/freezer. Tiled floor.

### Bedroom One

8'3" x 12'11"

Double glazed floor to ceiling window. Electric heater. Built in desk unit. Sliding door to living room.

## Bedroom Two

11'0" x 8'7"

Double glazed floor to ceiling window. Electric heater and double fitted wardrobe

## Bathroom

6'5" x 5'6"

Three piece suite with shower over the bath, wash hand basin and w.c. Heated towel rail and tiled floor.

## Externally.

Balcony off the living room with folding shutters.

## Additional Information.

Service charge (inclusive of buildings insurance): ££1,314.17

Annual ground rent: £504.76

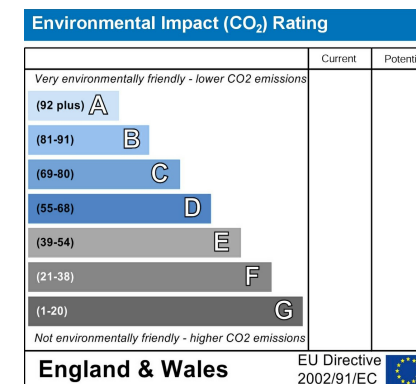
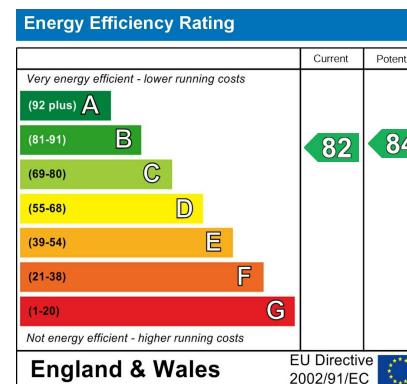
Length of lease: 999 years from 2003

Management company: Realty Management Ltd

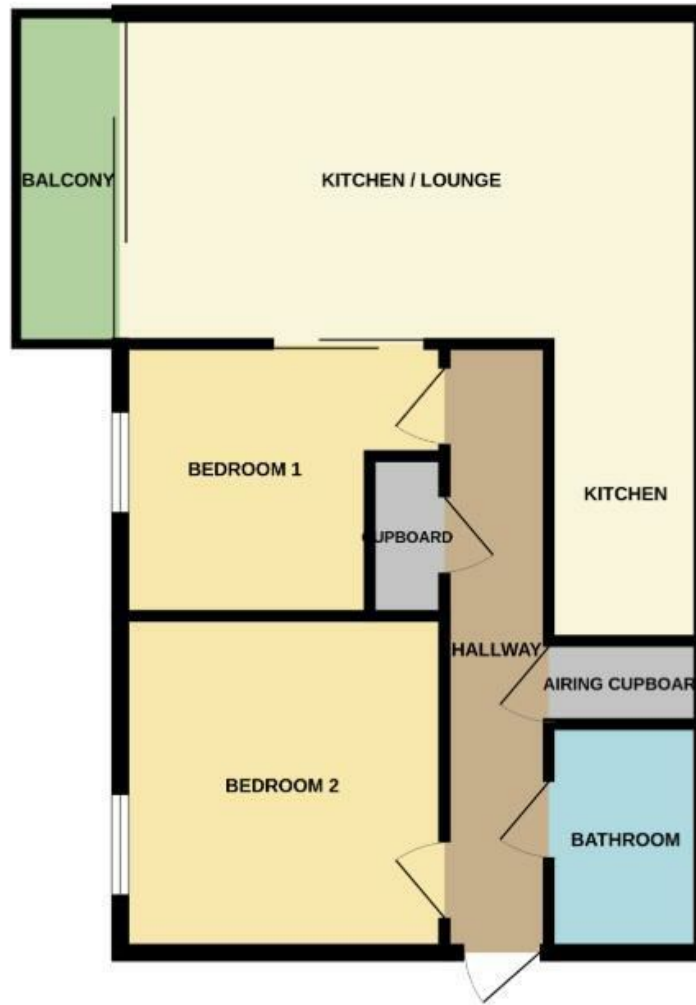
The new owner will be liable to pay 0.25% paid into the sinking fund x the years that you have owned it for. when you come to sell.

## Agents 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.







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