



# Apt B05 Castlegate, 2 Chester Road, Manchester, M15 4QG

An expectational one bedroom garden apartment located in Castlefield, close to the popular Wharf Pub and to Deansgate. Overlooking the canal basin the property has its access to its terrace and garden. Entrance hallway with storage, spacious bedroom with fitted wardrobes, attractive bathroom with vanity unit and rain shower. The main feature is the open plan living/dining/kitchen with access to the terrace. The kitchen has been completely updated with fitted appliances, four seater breakfast island with wine cooler. Smart heating & lighting has been installed. Allocated surface parking space. Caretaker on-site Mortgage Buyers Invited. EWS-1 B1 Rating.

## Asking Price £245,000

### Viewing arrangements

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

### Entrance Hall

Wooden flooring with deep storage cupboard housing hot water system, plumbing for washer and ample storage space.

### Living/Dining/Kitchen

24'8" x 16'6"

An expectational room which offers versatile usage and a great entertaining space. The living area has direct access onto the terrace and garden beyond, The dinning area is currently being used as a home office space, whilst the superb modern kitchen has fitted appliances, oven, hob, fridge, freezer, dishwasher and wine cooler. A four seater breakfast bar forms the main feature in this room. T.v point and twin InfraRed ceiling mounted panel heaters.

### Bedroom

18'3" x 10'6"

Corner double glazed windows, fitted double wardrobes with ample power points. InfraRed ceiling mounted panel heater.

### Bathroom

7'10" x 6'6"

Attractive bathroom suite with rain and body shower over the bath, w.c and vanity sink unit. Fitted wall mirrored cabinets and chrome heated radiator.

### Externally

The property has an allocated surface parking space, terrace area and access to the garden which belongs solely to this property adjacent to the flat. On-site caretaker mon-fri 8am-12 noon.

## Additional Information

Lease 125 Years from 2003.

Ground Rent £300pa Reviewed in 2028 then every 25 years

Service Charges £3544.46p pa reviewed every March

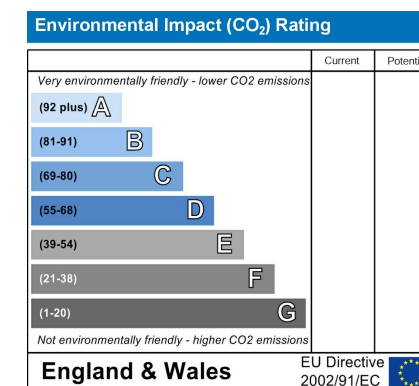
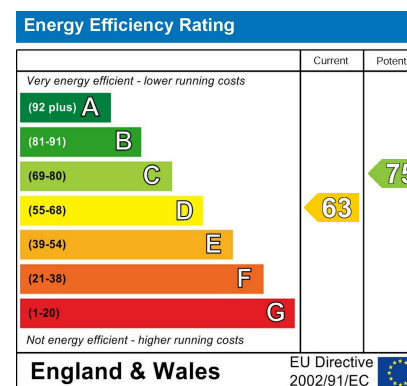
Building Managed by Rendall & Rittner

## Agents Notes

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