

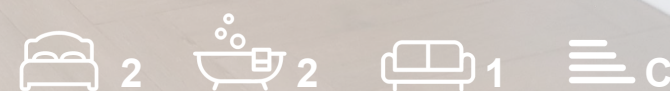


RESIDE

MANCHESTER

Castle Wharf 2a Chester Road  
Castlefield, Manchester, M15 4SB

**Asking Price £490,000**





# Castle Wharf 2a Chester Road

Castlefield, Manchester, M15 4SB

Castle Wharf is a boutique development located on the Castlefield Basin. Reside are proud to bring this beautiful two bedroom apartment to the market.

It boasts a generously sized living and dining area, complemented by serene views of the Castlefield Basin. The kitchen is equipped with high-end specifications, and the apartment features two double bedrooms, two bathrooms and a secure allocated parking space.

Castle Wharf itself is a development that offers an array of communal facilities, including a sizable terrace, co-working spaces, a spa area, and a gym.

To schedule a viewing, please reach out to our sales team at 0161 837 2840.

## 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.

## The Tour

Apartment 5.05 is located in block B on the 5th 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 features herringbone flooring with full height windows overlooking Castlefield basin. 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 Marmor 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.







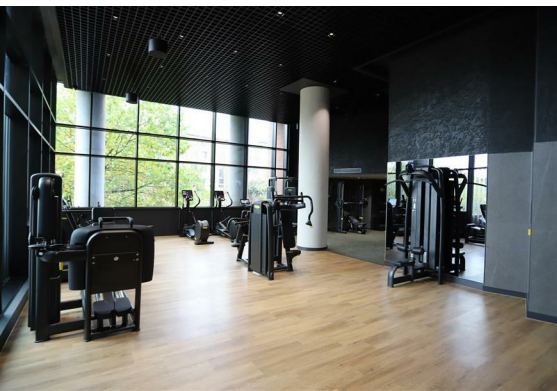
### The Area

A boutique development on the conservation area of Castlefield Basin, offering luxury facilities making this one of the most desirable places to live in the city, as well as being 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 - £3,410.28 per annum (includes car park service charge)  
 Buildings insurance - £528.57 per annum.  
 Ground Rent - £402 per annum.  
 EWS1 Rating A.

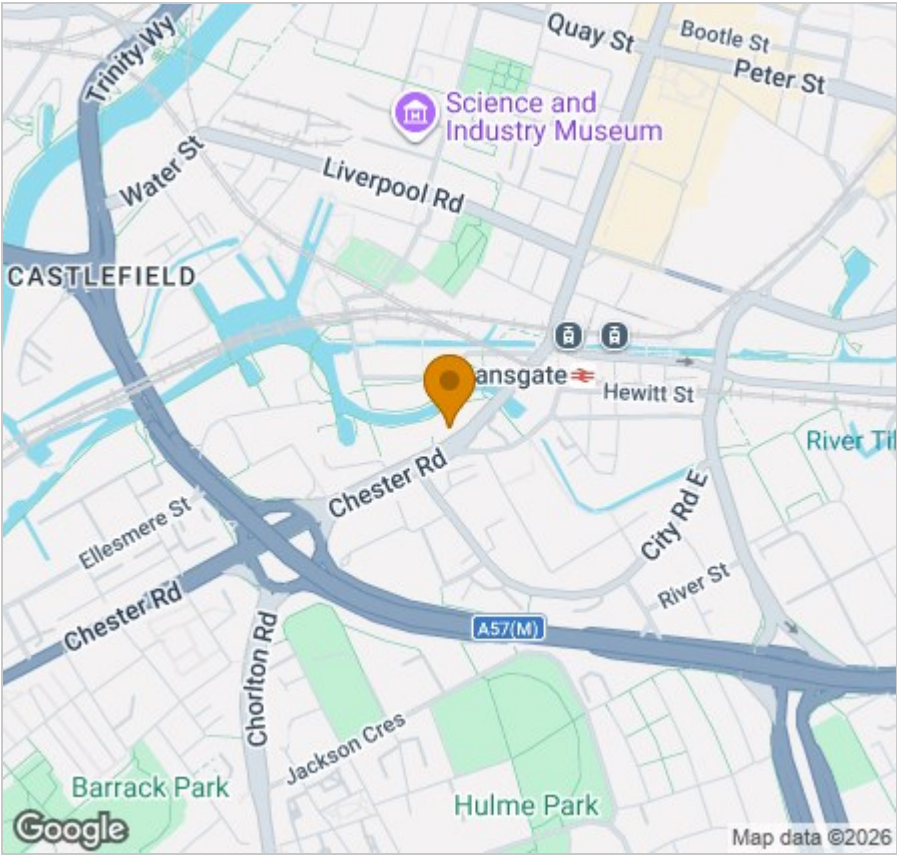
- Two Double Bedrooms, Two Bathrooms
- Tranquil Facing Apartment
- EWS1 Form Available
- Secure Parking Included
- Owner Occupied or Investors Welcome
- EPC Rating C
- Circa 918 Square Foot
- Boutique Waterside Development
- 24-Hour Concierge
- Residents Spa & Gymnasium



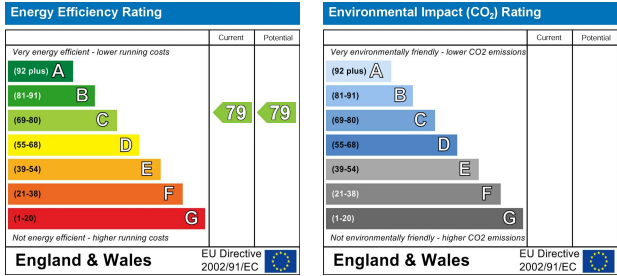
Floor Plan



Area Map



Energy Efficiency Graph



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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