



 1
Bedroom

 1
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market a one bedroom apartment situated in City Gate, Castlefield, M15. The apartment comprises of an open plan living area and kitchen, one double bedroom and one bathroom. Located on Blantyre Street, this building is ideally situated just a stones throw away from numerous bars and restaurants, including Barca Bar, Albert Shed, and Dukes 92. Manchester City Centre and Spinningfields are both conveniently located within a 10-minute walk.

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Entrance Hall 2.90m x 1.20m (9' 6" x 3' 11")

Carpet. Intercom system. Access to all rooms. Wall mounted heater

Lounge 5.73m x 2.96m (18' 10" x 9' 9")

Range of wall and base units with worktops over. Sink with mixer tap. Space for fridge/freezer. Cooker with hob and extractor. Carpet. Ceiling light. Wall mounted heater. Double Glazed Window.

Bedroom 4.52m x 2.24m (14' 10" x 7' 4")

Carpet. Ceiling light. Wall mounted heater. Double Glazed Window.

Bathroom 1.69m x 3.00m (5' 7" x 9' 10")

Low level W.C. Sink with mixer tap. Heated towel rail. Bath with mixer shower over.

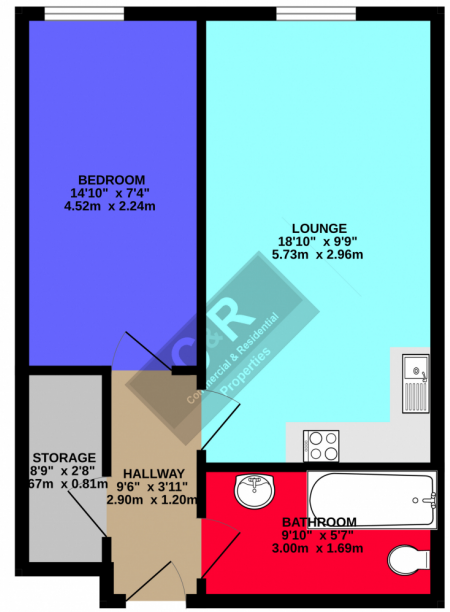
Addition Information

Lease Length: 126 Years. Ground Rent: £125pa. Service Charge TBC. Council Tax Band B. EPC Rating B.

Agent Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. all services have not and will not be tested.

GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



C AND R PROPERTIES
TOTAL FLOOR AREA - 414 sq.ft. (38.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: City Gate, 3 Blantyre Street, Manchester M15 4EB

