

C&R

Commercial & Residential
Properties

£215,000

Potato Wharf, Manchester, M3 4BH



2

Bedrooms

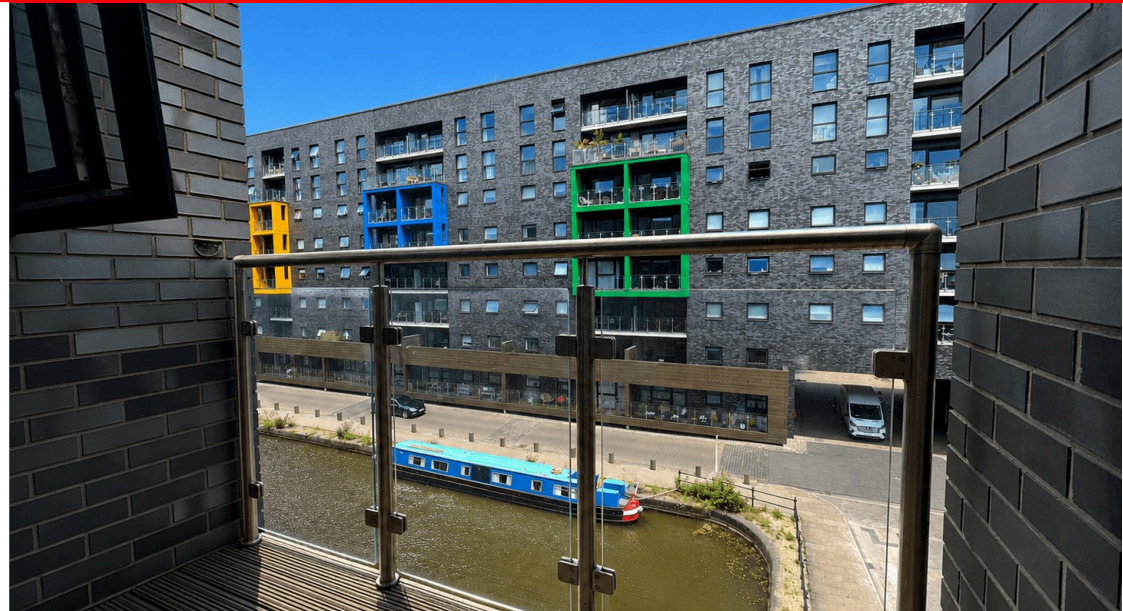


2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990



C & R City are pleased to bring to the market a well presented two bedroom apartment situated in the highly sought after Potato Wharf development in the heart of Castlefield, this beautifully presented third floor apartment offers contemporary living in one of Manchester's most desirable waterside locations. Boasting uninterrupted canal views, a private balcony and secure allocated parking, this superb home is offered to the market with no onward chain.

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Location: Perfectly positioned within the sought after Castlefield conservation area, this impressive apartment offers the best of both worlds, peaceful canalside living combined with exceptional connectivity. Deansgate Castlefield Metrolink and Deansgate railway station are both within easy walking distance, while Spinningfields, the city centre's business district, acclaimed restaurants, bars and cultural attractions are all on the doorstep. With excellent access to the Inner Ring Road, M602 and M60 motorway network, the property is ideally suited to buyers seeking a prime Manchester city centre location.

Ideal for owner occupiers and investors alike, the apartment benefits from completed EWS1 remedial works, with the certificate due imminently, making it suitable for mortgage buyers.

Open Plan Living Area *5.87m x 3.56m (19' 3" x 11' 8")*

A spacious and light filled living area with direct access to the balcony overlooking the canal. The contemporary fitted kitchen comprises a range of wall and base units with complementary work surfaces, integrated fridge/freezer, dishwasher, microwave, oven and hob, sink with mixer tap, tiled splashbacks and breakfast bar. Electric wall heater, spotlights, TV and telephone points.

Bedroom 1 *4.62m x 2.74m (15' 2" x 9')*

A generous double bedroom with fitted carpet, electric wall heater, double glazed window and access to the en-suite shower room.

Ensuite *2.39m x 1.42m (7' 10" x 4' 8")*

Modern suite comprising walk-in shower with mixer shower, floating wash hand basin, low-level WC, heated towel rail, inset lighting and partially tiled walls.

Bedroom 2 *3.48m x 2.74m (11' 5" x 9')*

A further spacious double bedroom enjoying pleasant canal views, with electric wall heater and ceiling light.

Bathroom *2.29m x 2.11m (7' 6" x 6' 11")*

Modern three-piece suite comprising panelled bath with shower over, floating wash hand basin, low-level WC, heated towel rail, inset lighting and partially tiled walls.

General Information

131 years remaining on the lease. Service Charge: £2782.8 per annum. Ground Rent: £300 per annum Building Management: Living City. Council Tax Band: D. EPC Rating: C

Agents Notes

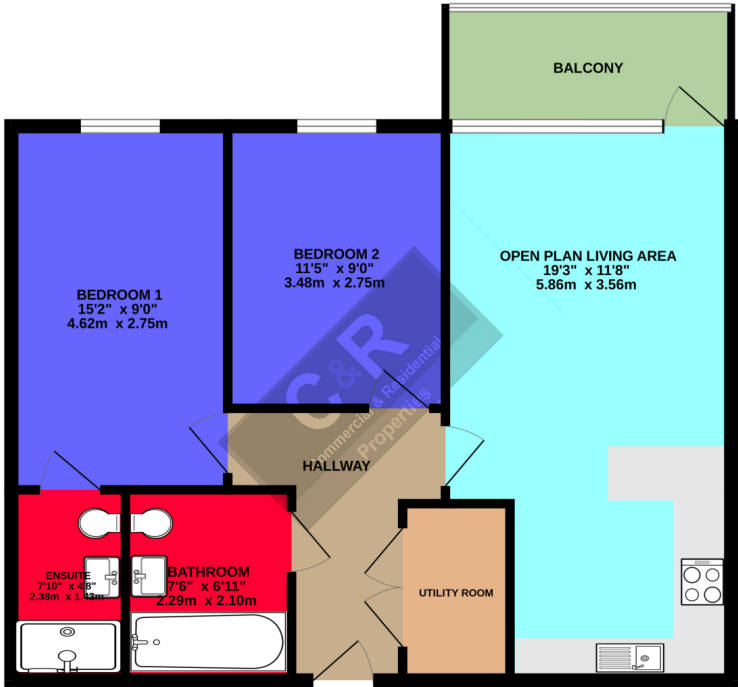
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Thinking Of Selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

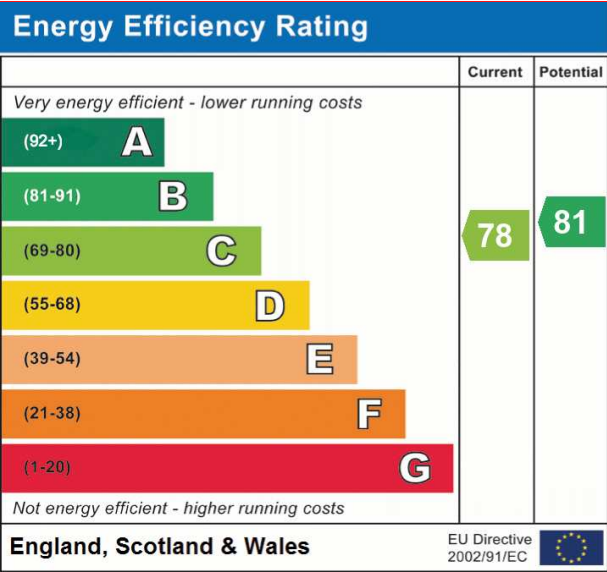
THIRD FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Address: 39, Potato Wharf, M3

