



## 1/1 360 Building, Rice Street, M3 4JL

### Offers Over £140,000



**\*\* SOLD WITH VACANT POSSESSION \*\*** An impressive first floor apartment forming part of a purpose built development within the highly popular Castlefield region of city standing alongside the Mamucium Roman Fort Wall, Castlefield Urban Heritage Park and Castlefield Bowl. The 360 Building is equidistant to both Deansgate and Spinningfields and the location provides residents with easy access to some of Manchester's finest restaurants, shops, bars and transport links with Deansgate-Castlefield Metrolink station a mere few minutes walk away. The property benefits from underfloor heating and dual aspect with accommodation comprising; entrance hallway with storage, open plan living room with floor to ceiling windows, kitchen diner with integrated appliances and window overlooking the courtyard, double bedroom and stylish bathroom suite. On site concierge service and communal courtyard. No onward chain. EPC rating (C)

Fire safety remediation work to the building expected to be completed imminently. A letter of comfort from the developers confirming the timeline and

- DUAL ASPECT ONE BEDROOM APARTMENT
- CONCIERGE SERVICE & INTERNAL COURTYARD
- SHORT WALK FROM DEANSGATE-CASTLEFIELD METROLINK STATION
- FIRST FLOOR POSITION
- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- POPULAR CASTLEFIELD LOCATION
- OPEN PLAN LIVING ROOM WITH FLOOR TO CEILING WINDOW
- UNDERFLOOR HEATING
- SUITABLE FOR MORTGAGE BUYERS
- CLOSE TO THE CITY'S WIDE SELECTION OF BARS, SHOPS & RESTAURANTS

