

RESIDE  
MANCHESTER



A202 Castle Wharf 2a Chester Road  
Castlefield Manchester, M15 4SA

Asking Price £575,000

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# A202 Castle Wharf 2a Chester Road

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Apartment 2.02 is a beautifully presented second-floor apartment in Block A of the boutique Castle Wharf development, overlooking the Castlefield Basin. The property offers a bright and contemporary interior with high-quality finishes throughout, including floor-to-ceiling windows, electric blinds, and elegant herringbone flooring to the living space.

The apartment benefits from a private balcony with water views, a high-spec modern kitchen with integrated appliances, and two well-proportioned bedrooms with fitted wardrobes. Both the bathroom and ensuite are finished to a luxurious standard with designer sanitary ware and premium fittings.

Combining stylish design, excellent natural light, and a sought-after waterside setting, Apartment 2.02 presents an ideal home or investment opportunity.

## The Tour

Apartment 2.02 is situated in Block A on the second floor of Castle Wharf, an impressive boutique development.

The apartment is accessed via a generous entrance hallway, with doors leading to all areas of accommodation.

### Lounge/Kitchen:

The open-plan living space benefits from a spacious balcony overlooking the Castlefield Basin. Elegant herringbone flooring enhances the current furnishings, creating a warm and inviting atmosphere. Floor-to-ceiling windows and patio doors flood the apartment with natural light while showcasing the exceptional views.

The kitchen is finished to an exceptional standard, featuring bespoke white quartz waterfall worktops and splashback, alongside sleek handleless cabinetry that complements the apartment's clean, contemporary design. Integrated Neff appliances include a ceramic hob, self-cleaning electric oven, built-in microwave, fridge freezer, dishwasher, and wine cooler. Additional highlights include feature lighting behind the high-level cabinets and a recessed stainless-steel sink with a modern mixer tap.

High-quality electric blinds are fitted throughout the apartment. Dark grey blinds are installed in both bedrooms, while the lounge/kitchen features premium sunscreen blinds made from woven mesh fabric, providing excellent daytime privacy while still allowing natural light and clear outward views.

### Bedrooms:

Both bedrooms are generously proportioned and carpeted, each with fitted wardrobes. Floor-to-ceiling windows allow for excellent natural light, while electric white wall heaters, TV points, and a calm, modern finish complete the spaces.

### Bathroom & Ensuite:

The bathroom and ensuite have been thoughtfully designed to reflect the apartment's refined aesthetic. Contemporary sanitary ware from Italian designer Sottini is complemented by Hansgrohe taps. Marble-effect Vitra Marmori tiles to the walls and floors enhance the sense of luxury, alongside a Hansgrohe Crometta rain shower and a bespoke vanity unit with mirror and shaving point, creating a stylish and tranquil environment.





**The Area**  
Set within the Conservation Area of Castlefield Basin, this boutique development offers an exceptional standard of living with luxury amenities, making it one of the city's most sought-after residential locations. The area is well connected via an extensive network of pedestrian and cycle routes, providing easy access both into the city centre and beyond.

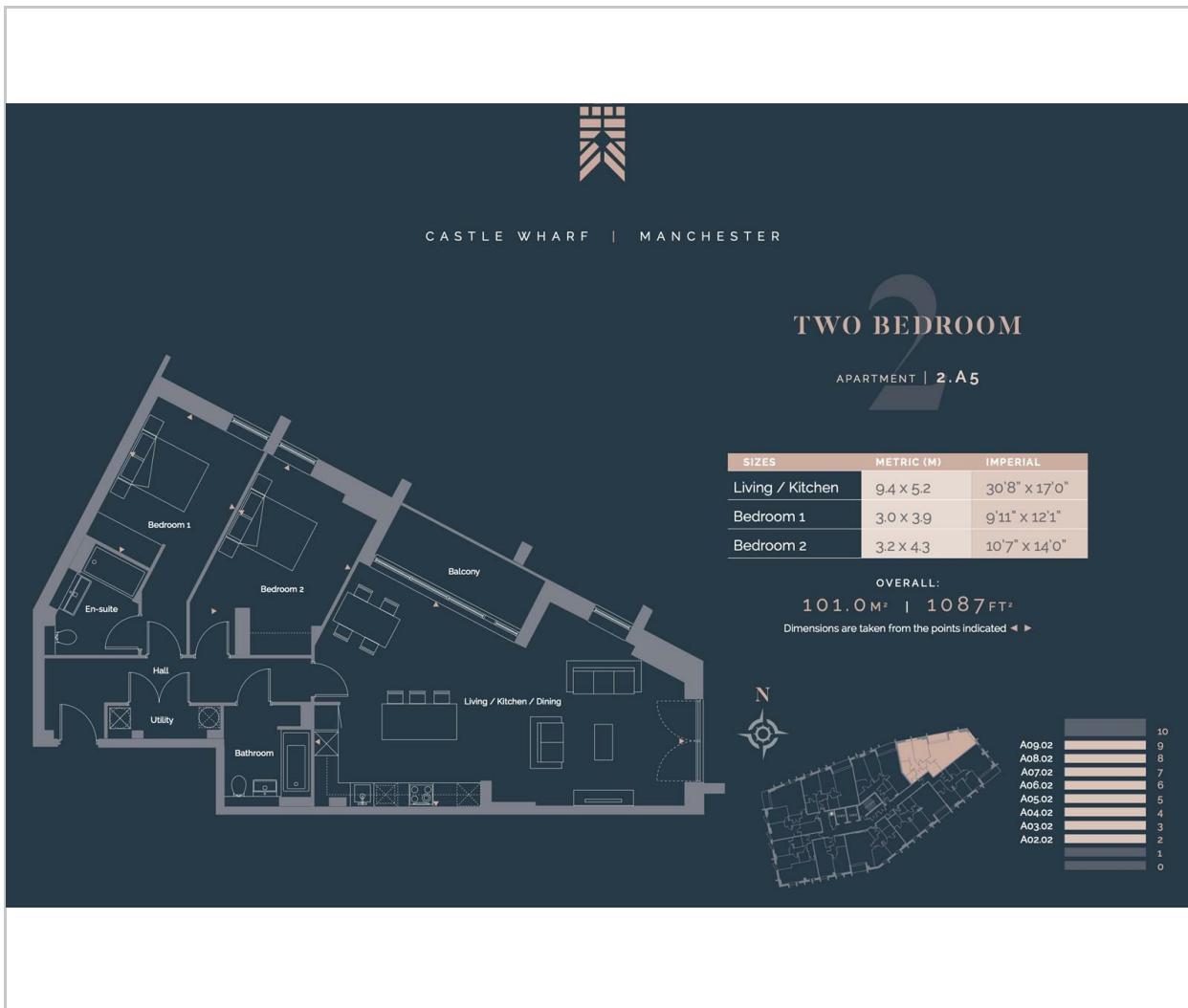
Castlefield Basin continues to thrive, with a growing selection of local businesses and amenities including Club de Padel, The General Store, Salvi's Italian Restaurant, Medlock Kitchen, Kitten, Deansgate Square Dentist, CLNQ, Flourish, and Food Sorcery. The development also benefits from close proximity to the newly opened Crown Street Primary School and the New Jackson NHS Medical Centre.

#### Lease Information

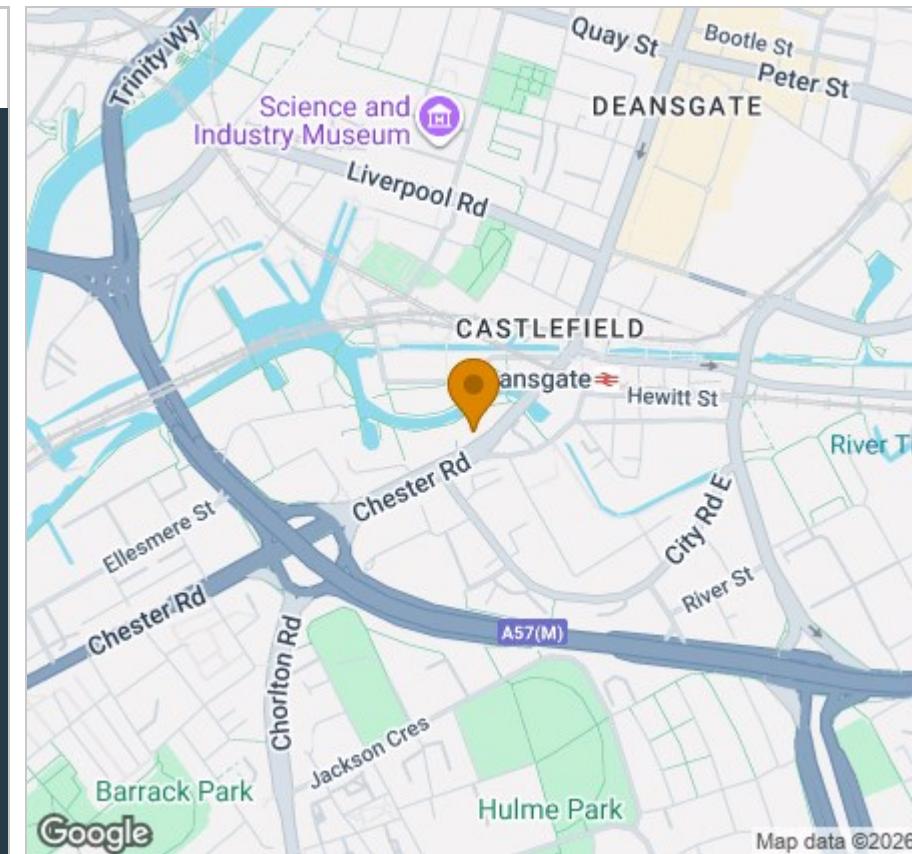
Lease Length: 950 years from 2015  
Building Insurance (per annum): £625.86  
Ground Rent (per annum): £450.00  
Service Charge (per annum, approx.): £4,026.72

- Two Double Bedrooms, Two Bathrooms
- Beautifully Presented
- Electric Blinds Fitted Throughout
- Canal Facing Balcony, Castlefield Conservation Area
- Secure Parking Space With Personal EV Charger Included
- EPC Rating C
- Stunning Views Over Castlefield
- Gym, Spa, Residents' Lounge & 24 Hour Concierge
- Boutique Development

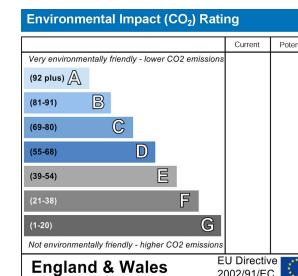
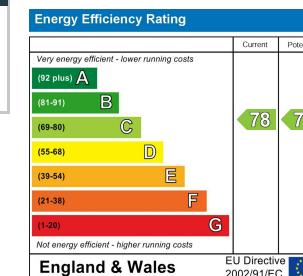
## Floor Plan



## 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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