



Apt 150 City Gate II, 3 Blantyre Street, Castlefield, Manchester, M15 4EB

Jordan Fishwick are pleased to offer for sale this large 4th floor one bedroom with occasional 2nd bedroom/study is located a short distance from Deansgate and the motorway network. Entrance hall, large living room with patio doors to balcony, separate kitchen, spacious bedroom again with patio doors onto the balcony. Bedroom/study, (no window), three piece suite with shower attachment. No Chain
Cladding works have been completed and an EWS1 form is due imminently. In the meantime a 'Letter of Comfort' is available from the developer (Bellway) who have funded the works.

Price £170,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Telephone entry phone, cupboard housing hot water system.
Access to all rooms.

Living Room

15'1" x 13'0"
Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

Kitchen

10'4" x 9'5"
Modern fully fitted kitchen with a range of matching base and eye level units. Space for fridge/freezer, electric oven, four ring hob and stainless steel extractor hood over. Linoleum flooring.

Bedroom One

23'0" x 10'10"
Excellent room with double glazed patio door leading onto the balcony. T.v point and electric heater

Occasional Bedroom/Study

9'8" x 8'6"
Ideal spare room as has no natural light or window in it.

Bathroom

7'2" x 5'7"
Three piece suite with shower attachment, part tiled walls, heated towel rail.

Balcony

Covered balcony with access from the living room and bedroom.

Additional Information

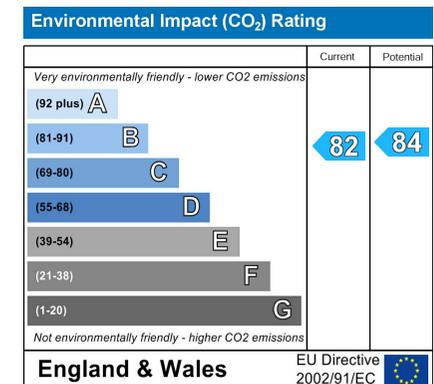
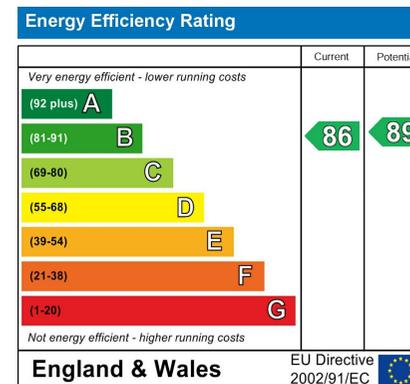
Ground rent £256.85p per annum Review period TBC
Service charges £2400 per annum Approximately
Lease 150 years from 2000
Building Managing Agent - Zenith

Agents Notes

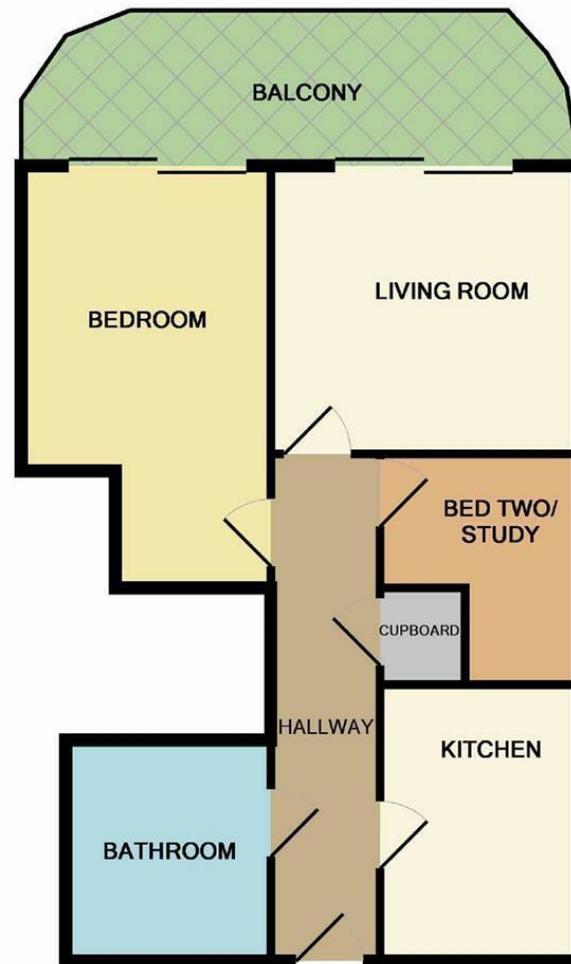
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







Measurements are approximate. Not to scale. Illustrative purposes only
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