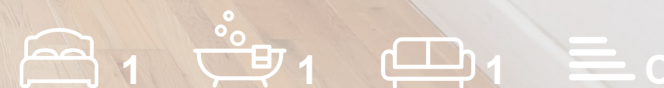


RESIDE  
MANCHESTER



9 Bridgewater House 7 Slate Wharf  
Manchester, M15 4SW

Asking Price £200,000



# 9 Bridgewater House 7 Slate Wharf

Manchester, M15 4SW

This attractive apartment is set within Bridgewater House at the sought-after Slate Wharf development in the heart of Castlefield. Offering a well-proportioned layout, the property comprises one spacious bedroom and a modern bathroom, making it ideal for professionals, first-time buyers, or investors alike.

Situated on the ground floor, a standout feature of the apartment is the generous private outdoor terrace, providing a perfect space for relaxing, entertaining, or enjoying some fresh air—an uncommon benefit in such a central location. The property also includes the added convenience of allocated parking.

Slate Wharf is perfectly positioned within Castlefield, one of Manchester's most desirable and historic districts, known for its canals, converted warehouses, and vibrant atmosphere. Residents benefit from excellent transport connections, with nearby tram and train links offering easy access across the city and beyond. Deansgate, with its wide range of shops, restaurants, bars, and amenities, is just a short walk away, making this an exceptionally convenient and appealing place to live.

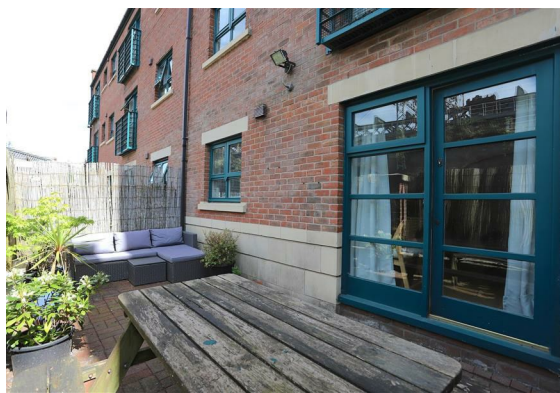
## The Tour

Step inside this well-presented ground floor apartment and you are welcomed into a spacious entrance hallway, setting the tone for the rest of the home and providing access to all areas of the accommodation. From the hallway, you'll find two useful storage cupboards. One houses a Hotpoint washing machine and an Indesit dryer, offering practical utility space, while the second contains the water heater and provides additional room for general storage.

The hallway then opens into a bright and generously sized living area, perfect for both relaxing and entertaining. This inviting space benefits from direct access onto a large private terrace, creating a seamless connection between indoor and outdoor living—an excellent spot for enjoying warmer days or hosting guests. Leading off the living area is the separate kitchen, which is well-equipped with a range of integrated appliances, including a Bosch fridge freezer, Hotpoint hob, Indesit microwave, and Hotpoint oven, offering everything needed for modern day-to-day living.

The spacious bedroom is enhanced by large windows that allow plenty of natural light to flood the room, creating a bright and airy atmosphere.

Completing the property is the bathroom, fitted with a bath and overhead shower, toilet, and sink. A particularly appealing feature is the presence of a window, providing natural light and ventilation—something not always found in apartment bathrooms.





### The Area

Slate Wharf is ideally located within Castlefield, one of Manchester's most sought-after and characterful districts. Known for its historic canals, converted warehouses, and scenic towpaths, the area offers a peaceful, waterside setting while remaining on the edge of the city centre.

Castlefield has a relaxed yet vibrant atmosphere, with a selection of independent bars, restaurants, and cafés, many overlooking the canal. The area also benefits from nearby cultural attractions and open spaces, adding to its appeal.

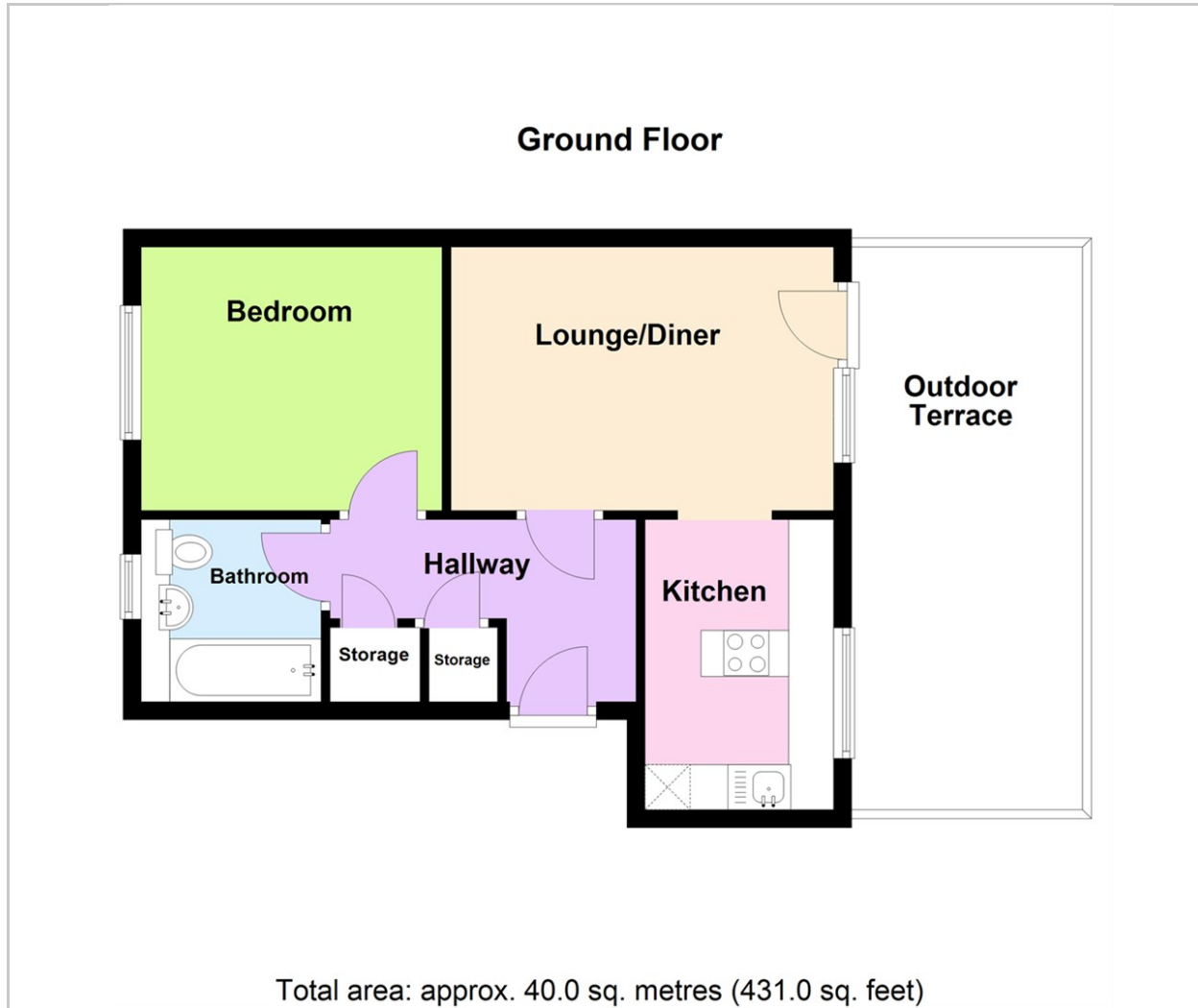
In terms of connectivity, the location is highly convenient, with Deansgate station and Metrolink tram links just a short walk away, providing easy access across Manchester and beyond. Overall, Slate Wharf offers an excellent balance of tranquillity, character, and city living.

### Lease Information

Lease Length & Years Remaining: 999 years from September 1992, 966 years remaining  
Service Charge Per Annum: £1400 per annum  
Ground Rent Per Annum: £60

- One Bedroom
- One Bathroom
- Large Private Terrace
- Secure Allocated Parking
- Central Castlefield Location
- EPC Rating C
- Excellent Transport Links via Deansgate Station and Metrolink
- Rich Heritage & Cultural Attractions Nearby

## Floor Plan



## Viewing

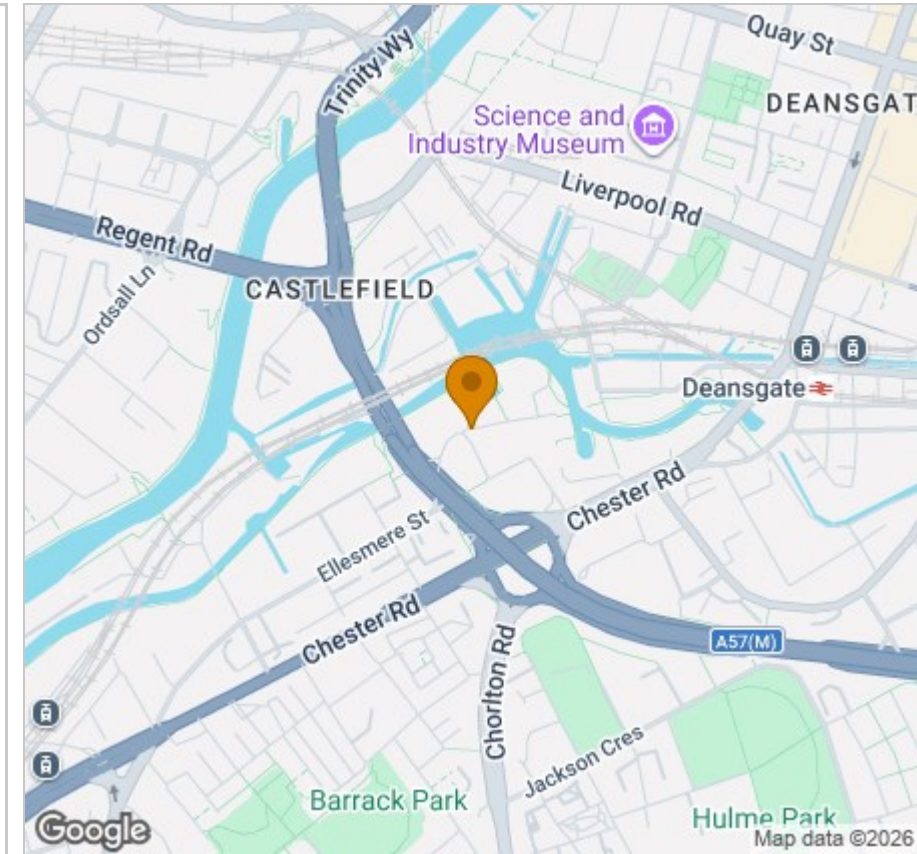
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

