





# Apt 412 Whitworth, 39 Potato Wharf, Manchester, M3 4AR

Situated on Potato Wharf area of Castlefield, this two-bedroom apartment which is found on the 4th floor is ideal for first time buyers. Upon entering, you are welcomed into a spacious reception room with access to the balcony, kitchen with integrated appliances, two double bedrooms with the master including an en-suite, family sized contemporary bathroom. Secure allocated parking. EWS-1 Available. Mortgage Buyers Welcome.

## Asking Price £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hallway

Utility cupboard with water heater, plumbing for washing machine and storage space.

#### Living Room/Kitchen

11'2" x 19'2"

A spacious room with floor-to-ceiling windows providing excellent natural light. Living area with carpeted floor and electric heater. Kitchen area with tiled floor, fitted base and wall units, peninsula unit incorporating a breakfast bar, integral electric oven and hob with extractor hood, sink with mixer tap, recessed downlighters, integral fridge/freezer, dishwasher and microwave.

#### Bedroom One

15'1" x 8'10"

Fitted carpets, double glazed UPVC window, electric heater, access to en-suite

#### En-Suite

7'6" x 4'8"

Shower cubicle, wash basin, WC, tiled splashbacks and floor, heated towel rail.

#### Bedroom Two

11'5" x 9'1"

Fitted carpets, double glazed UPVC window, spot lighting, electric heater.

#### Bathroom

7'6" x 6'9"

Panelled bath with shower over, wash basin, WC, tiled splashbacks and floor, heated towel rail.

#### Externally

Balcony accessed through lounge. Secure allocated parking space.

### Additional Information

Service Charges - £3,397.24 Annually (incl. building insurance)

Ground Rent £300.00

Lease 150 years from 2007

Building Managed By Living City

EPC- C

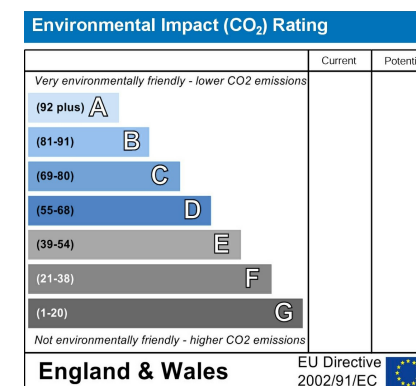
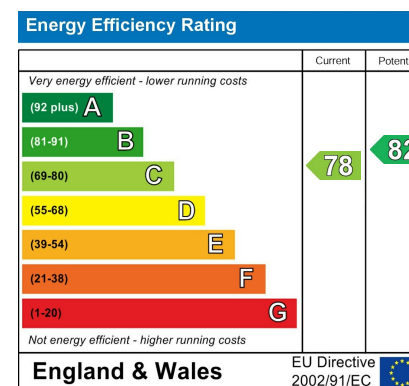
Council Tax Band- D

### Agents Notes

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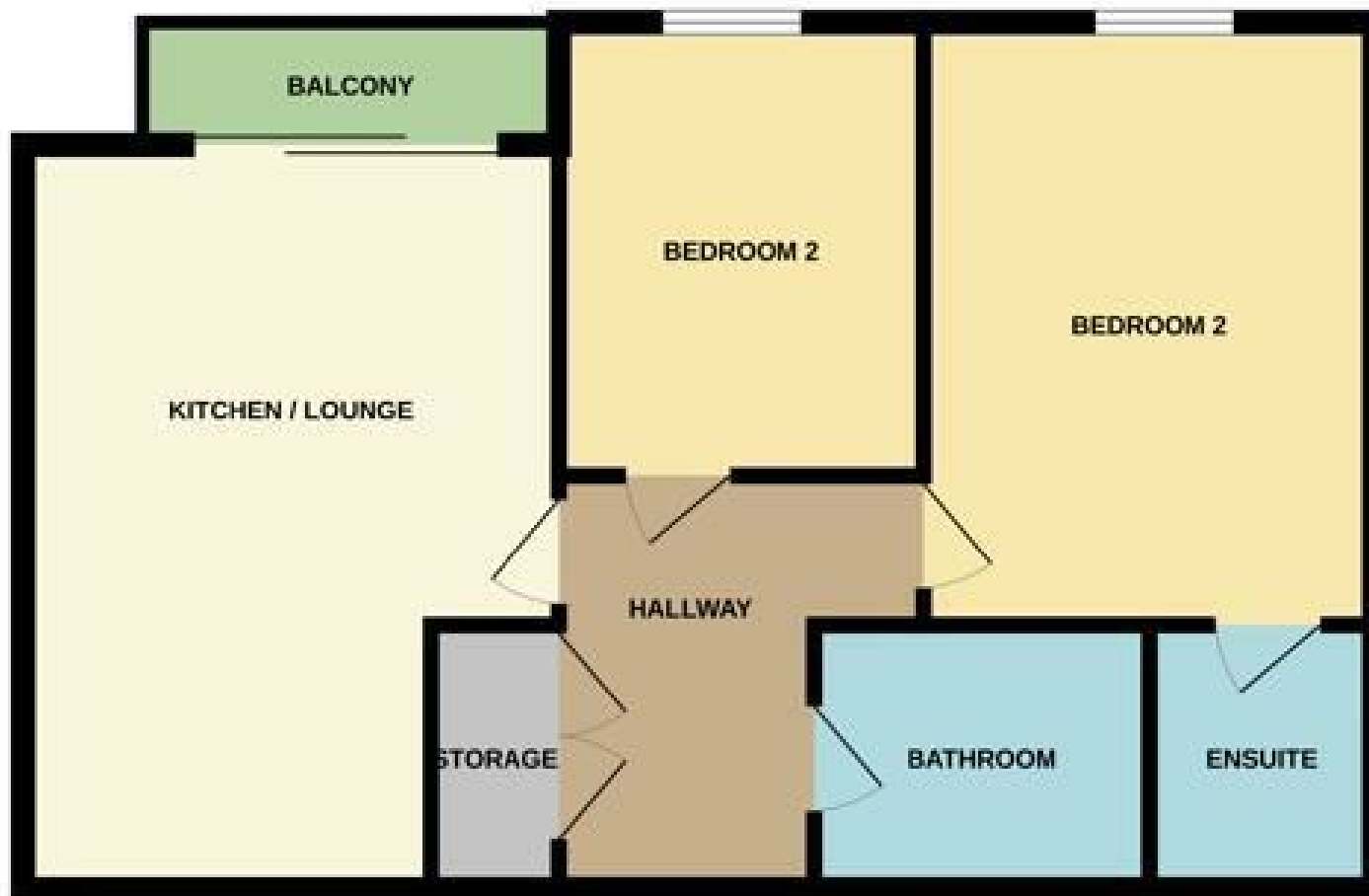
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