



RESIDE
—
MANCHESTER



Saville Building, 37 Potato Wharf
Manchester, M3 4BD

Asking Price £180,000



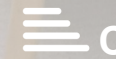
1



1



1



c

Saville Building, 37 Potato Wharf

Manchester, M3 4BD

A beautifully presented Southwest-facing one bedroom apartment, nestled on the top floor of a charming canal-side development in the heart of Castlefield. The property is overlooking the green space.

The development is situated just off the banks of the Bridgewater canal, is only a short walk away to Manchester City Centre, where you have access to the transport links along Deansgate. Overlooked by the National Trust urban park in the sky integrated into the historic railway bridge.

Residents can enjoy strolls along the Canal leading to a hub of local bars and restaurants, most notably The Wharf & Dukes92.

To book a viewing please contact the sales team on 0161 837 2840.

The Tour

One bedroom, one bathroom apartment located on the 7th floor of Saville Building.

Living/Kitchen area: Carpeted lounge with floor to ceiling window. Tiled flooring throughout the kitchen with fitted with wooden effect splashback, integrated Neff dishwasher, Neff microwave, Hisense oven, Zanussi fridge/freezer and hob.

Bedrooms: carpeted double bedroom with a floor to ceiling double glazed window.

Bathroom: Tiled flooring and partial tiled walls, villeroy and boch three suite bathroom, with a bathtub.





The Area

Potato Wharf is set by Bridgewater Canal, which cuts straight through the historic district. Situated off the cobbled street you're just a stroll from Castlefields array of bars, pubs and restaurants. The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the nearby Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history.

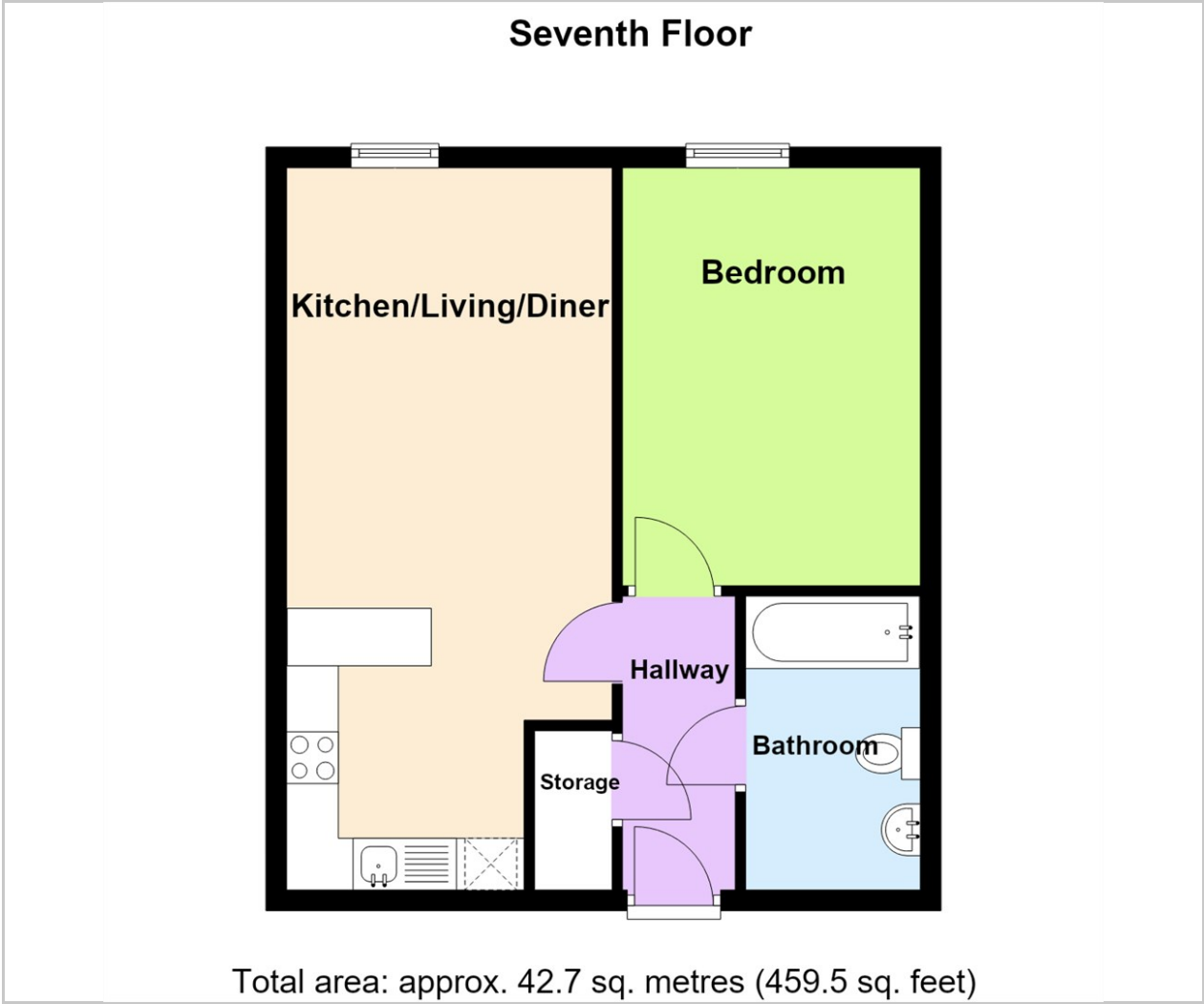
Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighborhood.

Lease Information

Length of Lease - 150 years from 1 Jan 2007
with approx. 130 years remaining
Service Charge - £1919.08 per annum
Ground Rent - £300 per annum

- One Double Bedroom
- One Bathroom
- Floor to Ceiling Windows
- Top Floor Apartment
- No Chain
- EPC Rating C
- EWS1 Rated B1
- Short Walk to Transport Links
- Mortgage Buyers & Owner Occupiers Welcome
- Currently Tenanted at £1100 pcm.

Floor Plan

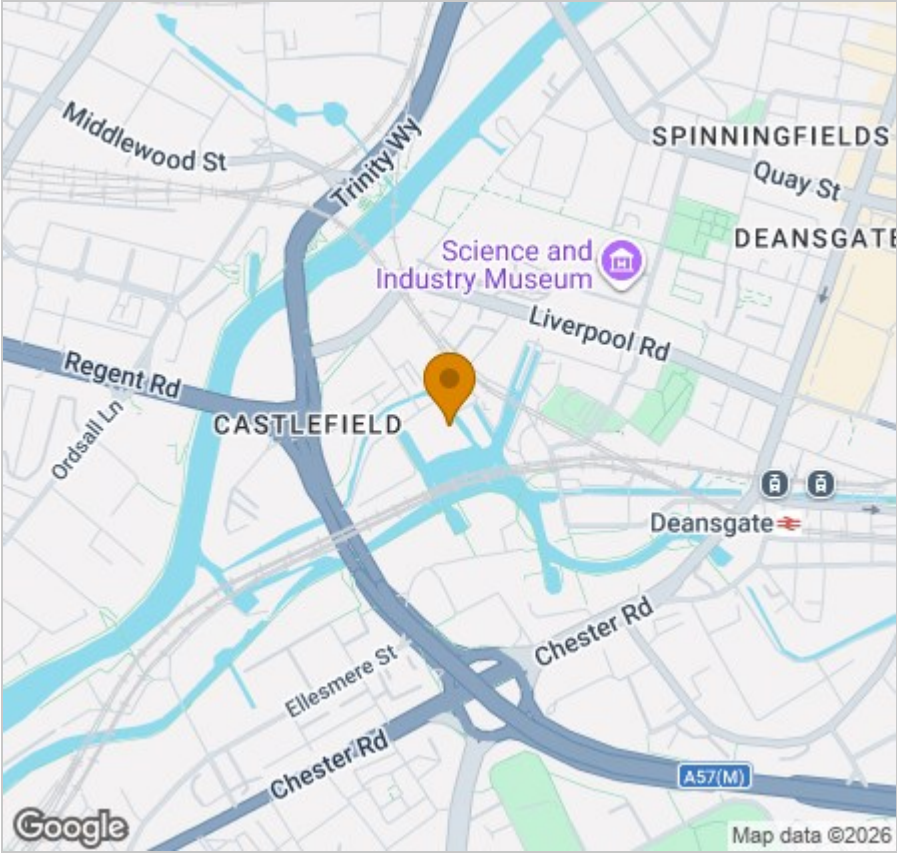


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

