



# Apt 6 Premier Point, 9 Barton Street, Manchester, M3 4NN

Located in the heart of Castlefield, just moments from Deansgate and Deansgate-Castlefield Metrolink, and within a short walk of Spinningfields and the Museum of Science and Industry, this 2nd floor apartment is superbly located.

The property comprises an entrance hallway, bright open-plan living area with Juliet balcony, open to the fitted kitchen complete with integrated oven, hob appliances. There are two generous double bedrooms and a large stylish main bathroom suite. No Chain

## Offers Over £180,000

### Viewing arrangements

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

#### Entrance Hall

Laminate flooring with an electric heater and cupboard housing the hot water system and washer

#### Living Room

16'5" x 14'8"

This spacious room has a Juliet balcony, laminate flooring and two electric heaters. Open to-

#### Kitchen

6'2" x 11'7"

Double glazed window. Laminate flooring with wall and base units with sink unit, oven, hob and extractor.

#### Bedroom One

10'4" x 10'2"

Double glazed window and electric heater

#### Bedroom Two

9'3" x 13'6"

Double glazed window and electric heater

#### Bathroom

5'8" x 9'4"

Three piece

#### Additional Information

Service Charge £1,828.90

Ground Rent £250 pa which rises by £50 every 25 years commencing on 1st January 2031

Lease 125 Years from 2000

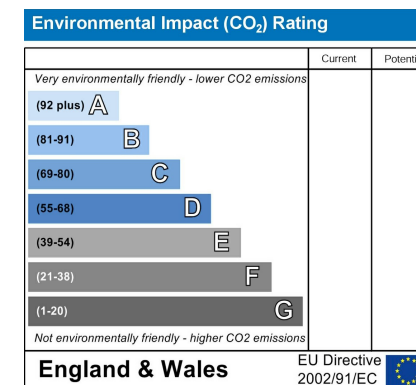
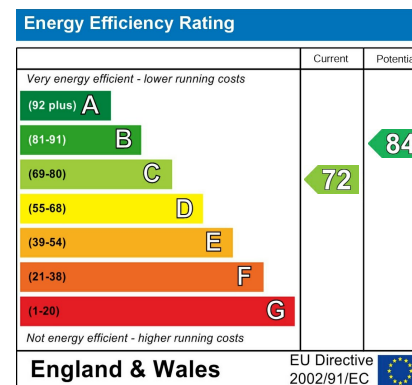
Building Managed By Dempster Management Services Limited

## Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Disclaimer

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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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