

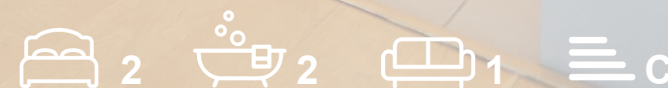


RESIDE
—
MANCHESTER



311 Castlegate 2 Chester Road
Castlefield, Manchester, M15 4QG

Asking Price £300,000



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A beautifully presented apartment within the sought-after Castlegate development, enjoying a desirable south-facing aspect. The property has been extensively upgraded to a high standard, featuring a contemporary kitchen and two luxurious renovated bathrooms.

The apartment offers two well-proportioned double bedrooms, a bright open-plan living space with access to a private balcony, and the added benefit of secure allocated parking. Residents also enjoy a concierge service, while the waterside location provides easy access to Castlefield, Deansgate and Manchester City Centre.

Combining high-quality finishes, excellent natural light and an enviable canal-side setting, this apartment presents an exceptional home or investment opportunity.

The Tour

The apartment is accessed via a welcoming entrance hallway, with doors leading to all areas of accommodation.

Lounge/Kitchen:

The bright open-plan living space enjoys a private south-facing balcony, providing the perfect place to relax while overlooking the canal basin. Wooden flooring flows throughout the lounge, complementing the contemporary decor. The kitchen has been renovated to a high standard and features Frost quartz worktops, tiled flooring, and sleek contemporary cabinetry. Integrated appliances include a Miele oven and hob, Crisper fridge freezer, and Bosch dishwasher.

Bedrooms:

Both bedrooms are generously proportioned and finished with soft carpeting. The primary bedroom benefits from fitted wardrobes and secondary glazing.

Bathroom & Ensuite:

Both bathrooms have been fully renovated to a high specification and are finished with full-height tiling. The main bathroom features Vitra sanitaryware including a wall-hung WC, bath and wash basin, together with a rainfall shower over the bath, heated towel rail, LED mirror with integrated storage, and vanity storage beneath the basin.

The ensuite continues the same contemporary finish, comprising a walk-in shower enclosure with rainfall shower, RAK wash basin, Vitra wall-hung WC, heated towel rail, LED mirror with integrated storage, and vanity unit beneath the basin.

This beautifully upgraded apartment also benefits from a secure allocated parking space, concierge service, and an enviable waterside location within easy reach of Castlefield, Deansgate and Manchester city centre.





The Area

Set within the Conservation Area of Castlefield Basin, the area is well connected via an extensive network of pedestrian and cycle routes, providing easy access both into the city centre and beyond.

Castlefield Basin continues to thrive, with a growing selection of local businesses and amenities including Club de Padel, The General Store, Salvi's Italian Restaurant, Medlock Kitchen, Kitten, Deansgate Square Dentist, CLNQ, Flourish, and Food Sorcery. The development also benefits from close proximity to the newly opened Crown Street Primary School and the New Jackson NHS Medical Centre.

Lease Information

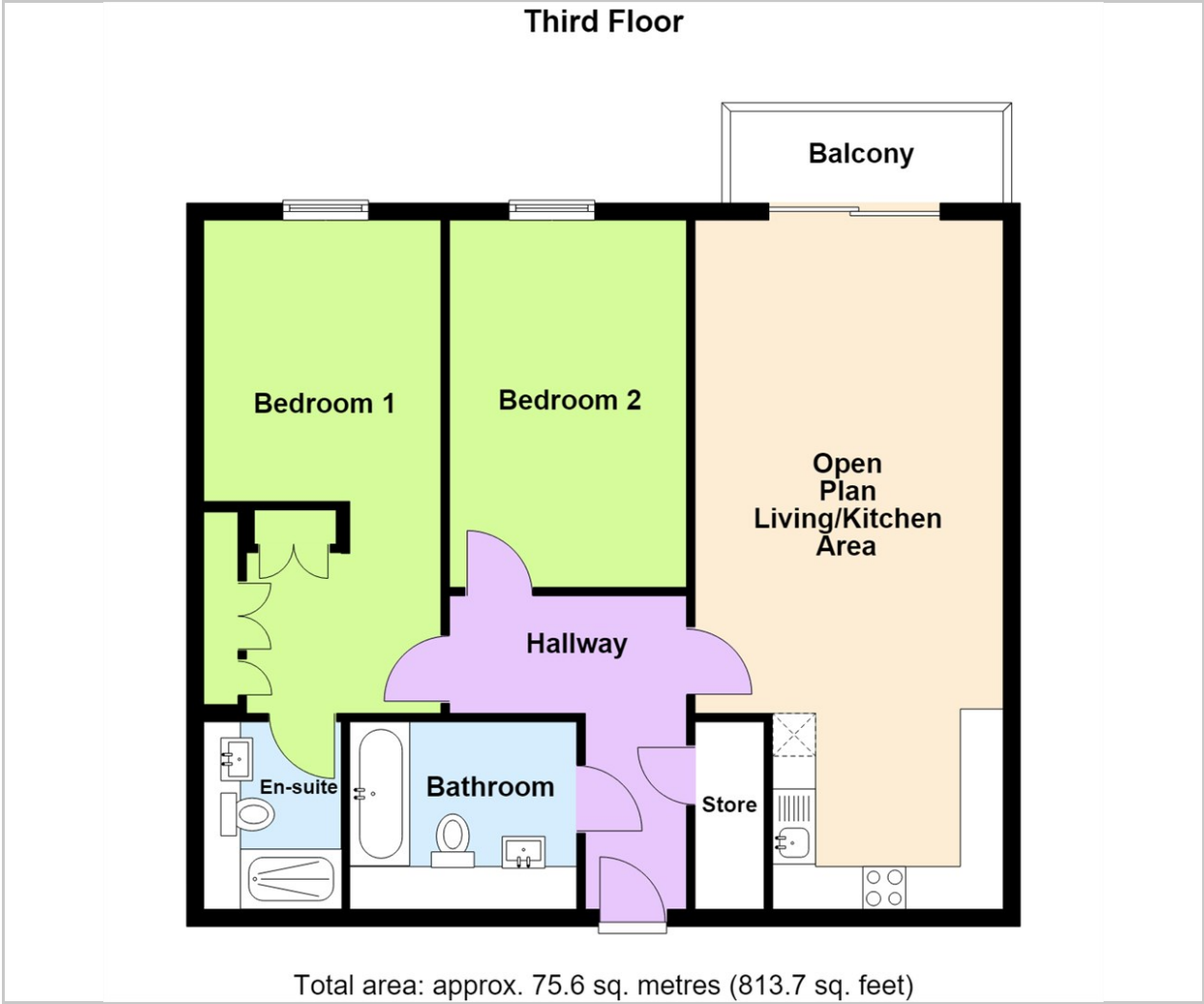
Lease length: 125years from 01 October 2003, 102 years remaining.

Service charge: £3,550.76 per annum.

Ground rent: £300 per annum.

- Two Double Bedrooms, Two Bathrooms
- Car Parking Included
- Spacious Balcony
- No Chain
- South Facing Apartment
- EPC Rating C
- Upgraded Kitchen, Bathroom & En-suite
- Immaculate Condition
- EWS1 Form Available
- Concierge Service

Floor Plan

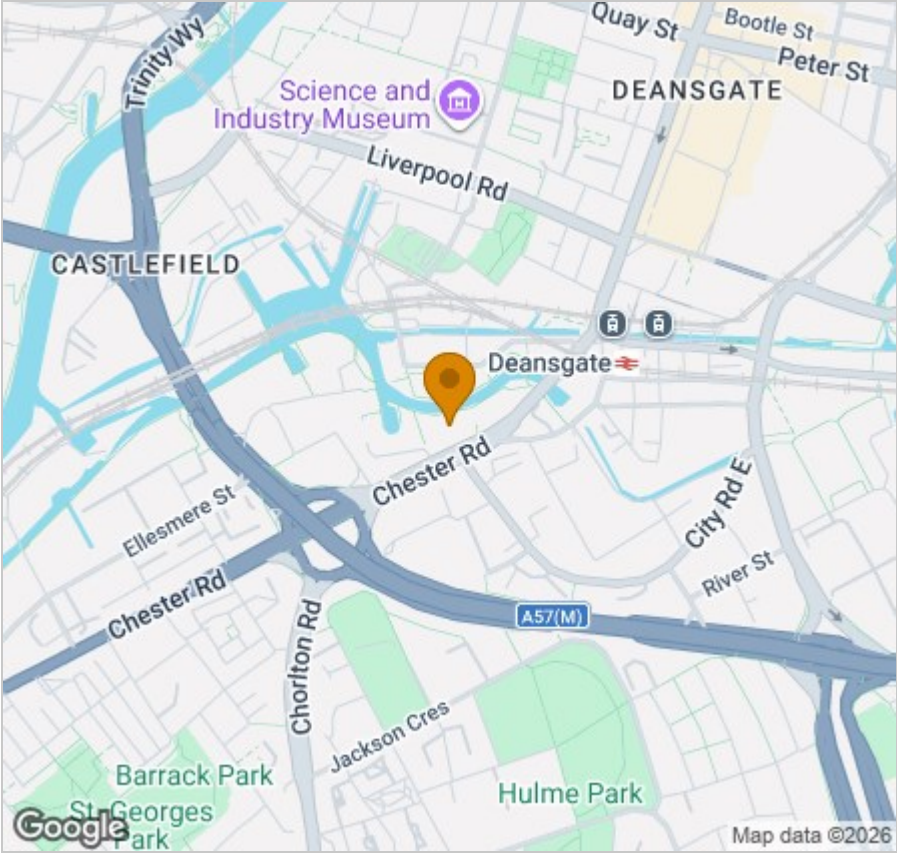


Viewing

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

