HALE OFFICE:
212 ASHLEY ROAD, HALE,
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Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
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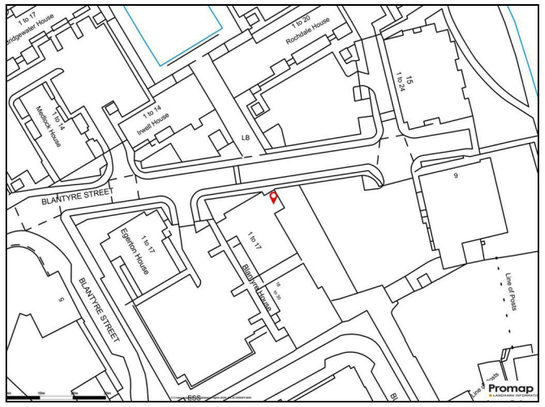
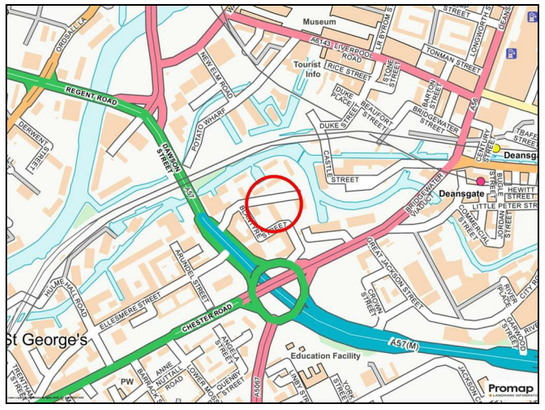
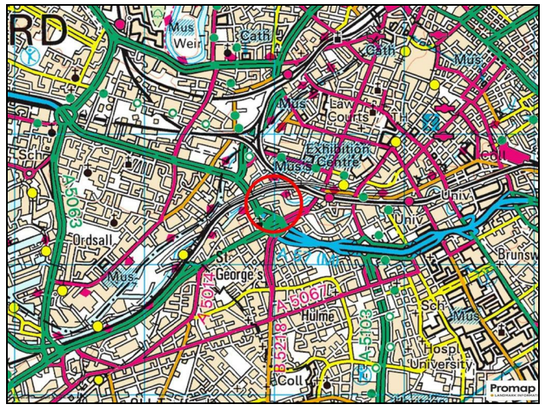
WATERSONS
INDEPENDENT ESTATE AGENTS

location

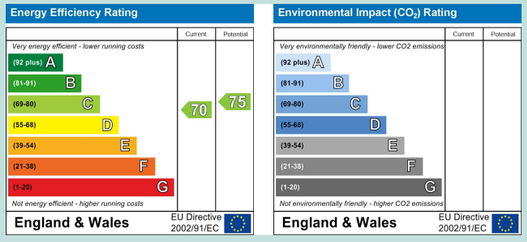






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

WATERSONS
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10 Blantyre House, 4 Slate Wharf

Manchester, M15 4SZ

****NO CHAIN** A SUPERB TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT IDEALLY LOCATED WITHIN THIS POPULAR DEVELOPMENT IN CASTLEFIELD PERFECT FOR DEANSGATE + CANAL WALKS FROM CASTLEFIELD BASIN. NO CLADDING. LONG LEASE. GATED CARPARK WITH ALLOCATED SPACE. GREAT POSITION WITH VIEWS OF THE WHARF AND DEANSGATE TOWERS. LIFT TO ALL FLOORS.**

Lift to 2nd Floor. Hall with storage. Lounge/Dining Room with Juliette Balcony. Kitchen. Two Double Bedroom. Two Bath/Shower, one En Suite. Allocated parking.

CONTACT SALE 0161 973 6688

£250,000

www.watersons.net

in detail

A superbly proportioned Two Double Bedroomed Second Floor Apartment located on this popular development.

The location is ideal, within the heart of the Castlefield Basin, perfect for the canal walks, Deansgate and Spinningfields and the Metrolink.

Internally, there is a Lift to all floors, good-sized rooms throughout and this particular Apartment enjoys lovely views towards the Wharf and Deansgate Towers.

In addition to the Accommodation, there is a gated Carpark with an allocated space.

An internal viewing is a must and will reveal:

Entrance Hall, providing access to the Lounge, Two Double Bedrooms, Bathroom and two storage cupboards housing the hot water tank.

Lounge and Dining Room. A fabulous, large Reception Room, having a double glazed door with adjacent window opening out onto a Juliet Balcony providing views facing Castlefield Wharf and the Deansgate Towers beyond. Door through to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with chrome 'T' bar handles and worktops over. Inset sink unit with mixer tap. Built-in oven with four ring induction hob and extractor hood over. Integrated appliances include a fridge freezer and washing machine. Useful Breakfast Bar. Double glazed window to the rear elevation, again facing Castlefield Wharf and the Deansgate Towers beyond.

Bedroom One. A well-proportioned Double Bedroom, having a double glazed window to the rear elevation. Door through to the En Suite Shower Room. Built-in wardrobe.

The En Suite Shower Room is fitted with a suite comprising of enclosed shower cubicle with thermostatic shower over, wash hand basin and WC.

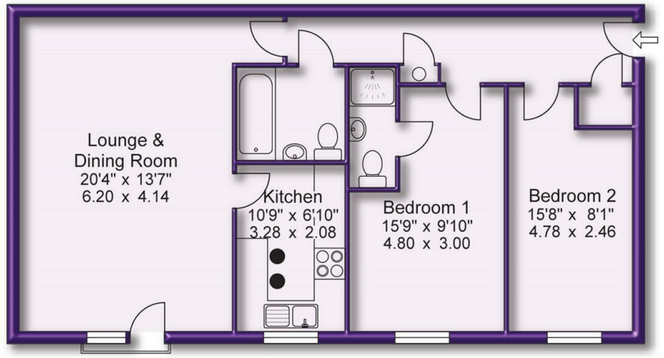
Bedroom Two. Another good-sized Double Bedroom, having a double glazed window to the rear elevation. Built-in wardrobes.

The Bathroom is fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. Tiled floor.

Superb location for City Centre Living!

- Leasehold Property - 999 year lease from 29 September 1992 - end of lease - 29 Sep 2991 - 965 years remain - Peppercorn Rent
- Council Tax Band - D

Approx Gross Floor Area = 800 Sq. Feet
= 74.3 Sq. Metres



Second Floor

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