
MAXIMUM HEIGHT 1.95 MTRS
jordan fishwick

Apt 17, Brook House, 64 Ellesmere Street Castlefield, Manchester, M15 4QS

MORTGAGE BUYERS INVITED/EWS1 AVAILABLE
A superb 2nd floor apartment located in the Castlefield Locks development, situated a short walk to Deansgate and the City Centre. The property comprises of entrance hallway with utility cupboard, spacious living area, stylish upgraded kitchen with integrated appliances, huge master bedroom, second bedroom, both with external windows and a contemporary three piece bathroom suite with shower attachment. There are some fantastic facilities available onsite including concierge service, bike storage, communal courtyard and a lift servicing all floors.

Offers Over £200,000

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

Entrance Hall
Leads to all rooms, storage with hot water tank.

Living/Kitchen
32'6" x 14'3"
Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated oven / hob, fridge / freezer, plumbing for washing machine and dishwasher, electrical power sockets. The spacious lounge has wooden laminate flooring, T.V access points, Juliet balcony, spot lighting, electric heater.

Bedroom One
9'3" x 30'6"
Fitted carpets, spot lighting, electric heater, double glazed UPVC window.

Bedroom Two
12'10" x 8'5"
Fitted carpets, spot lighting, electric heater, double glazed UPVC window.

Bathroom
8'11" x 5'9"
Part tiled bathroom, shower attachment over the bath, hand wash basin and WC, electric heated chrome towel rail, spot lighting, extractor fan.

Externally
On-site caretaker for parcel deliveries. Small communal Courtyard. The current owner rents a car parking space for approximately £80pcm. Maybe transferrable. Juliet balcony accessed through lounge.

Additional Information

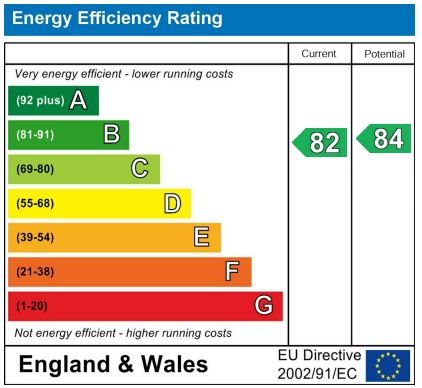
Service Charges £2046 pa
Lease 999 Years from 2004
Ground Rent £200pa
Building Managed- Stevenson Whyte
EPC- B
Council Tax Band- E

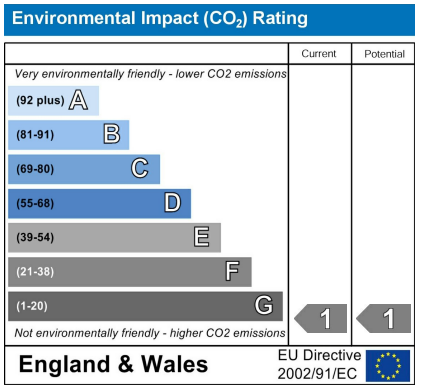
Agents Notes

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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





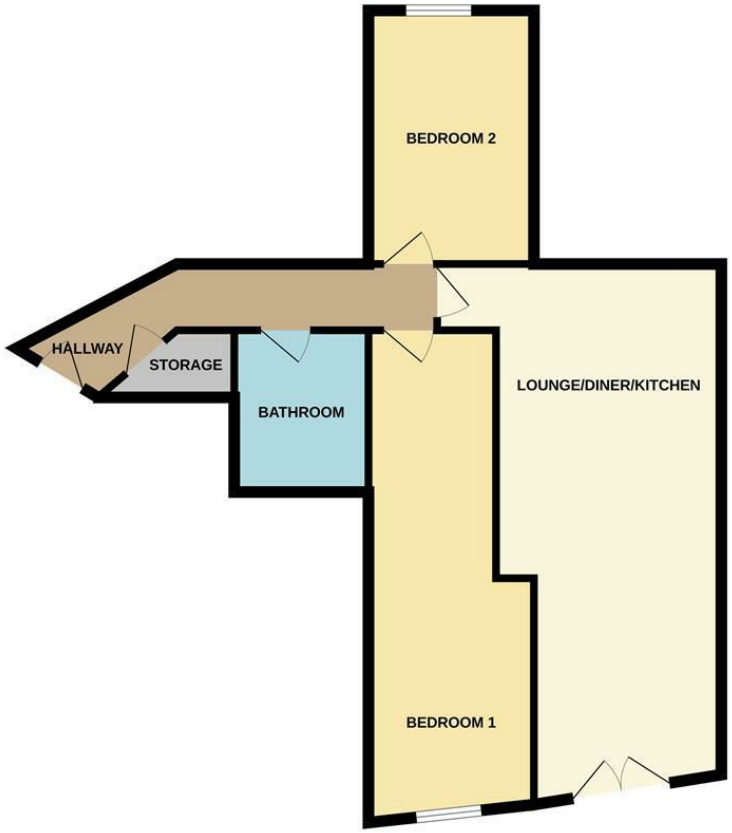








GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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