



# Apt 401 Castlegate, Chester Road, Manchester, M15 4QG

Jordan Fishwick are pleased to offer for sale this larger than average one bedroom apartment at Castle Gate, just a 2 minute walk away from Deansgate. Open to mortgage buyers, Castle Gate is perfectly situated on the cusp of the city centre giving easy access to the ring road, as well as Salford Quays/Media City. It sits on the edge of the canal for lovely water side views. The apartment is located on the fourth floor of this beautiful building and has access to a secure parking space, and concierge. The apartment briefly comprises of: entrance hall, large open plan living room/kitchen with breakfast bar, upgraded WIFI enabled wall heaters and access to balcony, master bedroom with fitted wardrobes, and a well appointed bathroom. There is no onward chain with this property. Lifts to all floors. APPROXIMATELY 700 SQ FT.

\*Cladding works due to finish in January 2025. The works have been fully funded via the Developer. Mortgage buyers accepted, please discuss with your mortgage advisor/the branch. External photographs taken prior to the scaffolding being erected.\*

## Offers In Excess Of £210,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Spotlights. Solid oak flooring. Telephone point. Airing cupboard housing water tank and washing machine.

### Living Room/Kitchen

31'2" x 13'10"

Range of wall and base units with worktops over. Sink with mixer tap. Freestanding fridge/freezer. Breakfast bar with space for stools under. Miele and Bosch built in kitchen appliances (dishwasher, freezer, hob, oven, grill, microwave). Spotlights. Solid oak flooring. TV point. Upgraded wall mounted heaters. 5.1 surround sound wired in lounge. Access to balcony.

### Bedroom One

11'11" x 9'9"

Fitted carpet. Spotlights. Wall mounted heater. Fitted wardrobes.

### Bathroom

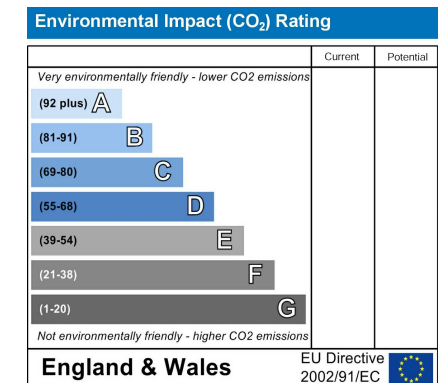
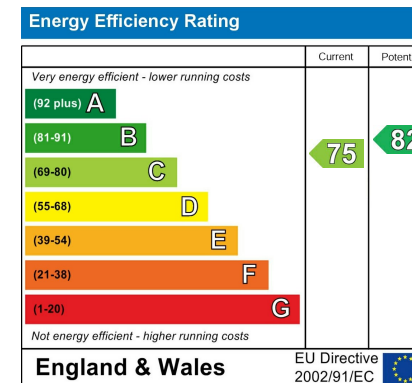
Tiled bathroom suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Shaver point. 2 x mirrored vanity storage cupboards. Upgraded towel heater with remote control and timer.

### Externally

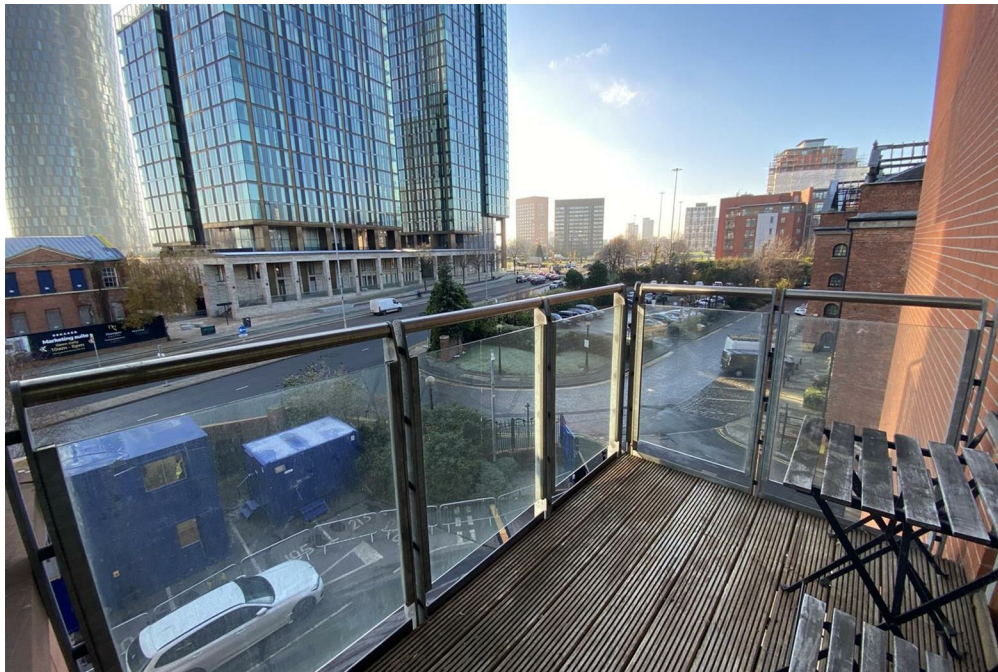
Balcony. Lifts to all floors. Concierge. Intercom system linked to mobile phone.

### Additional Information

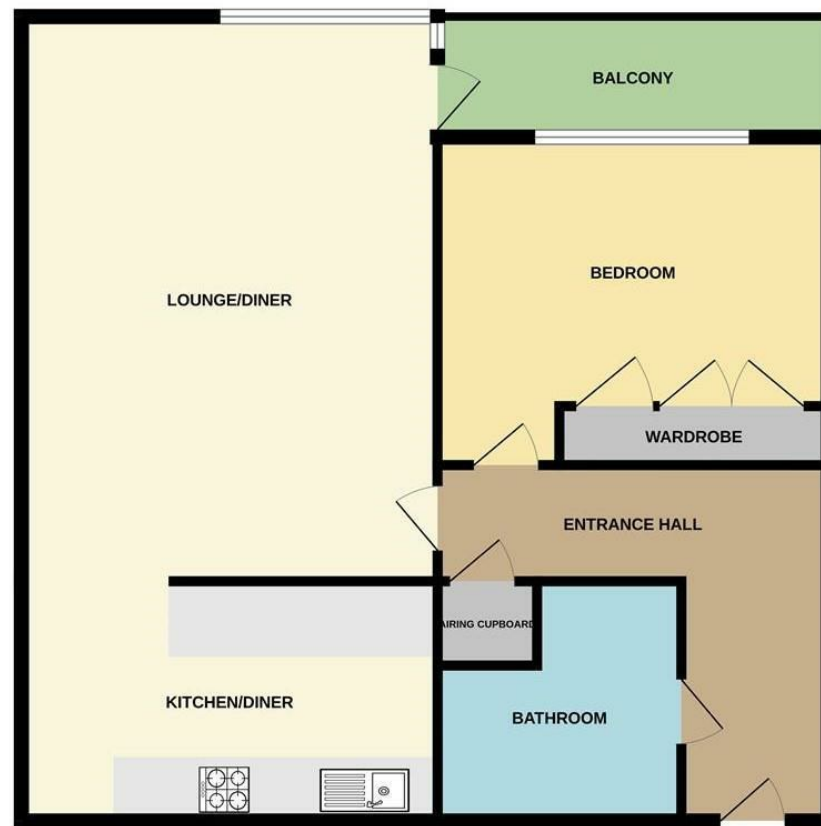
Service charge - £2,887.70 Per Annum  
 Ground rent - £300 Per Annum  
 Lease 125 years from 2004  
 Review period - every 25 years (in line with RPI)  
 Managing agents - Rendall and Rittner











Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 5/2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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