



Apt 171 Vie Building, Castlefield, 185 Water Street, Manchester, M3 4JU

Jordan Fishwick are delighted to bring to the market this 1st floor two bedroom apartment benefitting from being located in a quiet part of the development. Located only a short walk from Spinningfields and Deansgate. Entrance hall with storage, spacious living room with door leading to balcony overlooking Castlefield and the river Medlock. Fitted kitchen with oven, hob, fridge/freezer, two double bedrooms with the master having en-suite and fitted wardrobes. Bathroom suite with shower attachment and tiled walls and floor. This apartment comes with a secure allocated parking space. EWS1 IN PLACE. NO ONWARD CHAIN.

Offers In Excess Of £195,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

The apartment is accessed via a hardwood front door into a spacious entrance hallway with wood laminate flooring, electric wall heater and doors to:

Living Room/Kitchen

11'6" x 21'8"

A great open plan living room offering spacious and well defined areas. The living area has wood laminate flooring and floor to ceiling double glazed windows with patio door opening the balcony. There is a TV point, telephone point and wall mounted electric heater. There is space for a dining table. The kitchen area is fitted with a range of base and wall units with work surfaces over, tiled splash backs, inset sink

and drainer unit, integrated four ring electric hob and oven with extractor hood over, integrated fridge/freezer, wood laminate flooring and double glazed window. There is a cupboard housing the hot water cylinder and washing machine.

Bedroom One

9'11" x 11'4"

Master bedroom with fitted wardrobes to one wall, double glazed window, wall mounted electric heater, carpet and TV point.

En-suite

Fitted with a modern white suite to comprises, enclosed and tiled shower cubicle with shower fittings within, WC, wash

hand basin, tiled flooring, wall mounted chrome heated towel rail, part tiled walls, extractor fan.

Bedroom Two

A second double bedroom with double glazed window, TV and Telephone point, wall mounted electric heater and carpet.

Bathroom

Fitted with a modern white suite to comprises panel bath with shower attachments over, WC, wash hand basin, tiled flooring and part tiled walls, wall mounted electric heated towel rail, extractor fan.

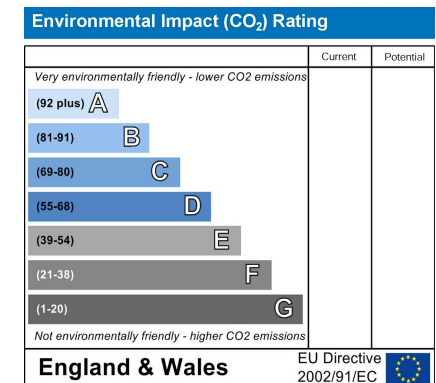
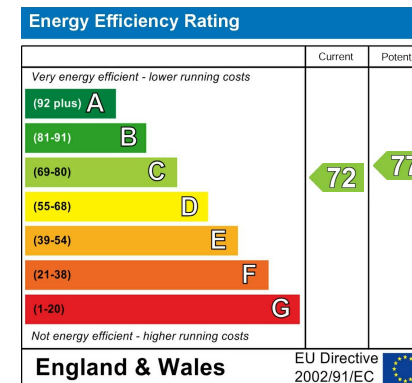
Additional Information

Service charges - £2802 per annum

Lease: 125 years from 2005

Ground Rent: £315 Per annum

Management company - Ridley Thaw





1ST FLOOR



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