jordan fishwick

Apt 10 Potato Wharf, Castlefield, Manchester, M3 4NB

Immaculate and fully renovated throughout top floor, corner aspect two double bedroom apartment in the highly popular development of Potato Wharf, ideally situated off Liverpool Road. The location of this apartment with its close proximity to Deansgate, Spinningfields and Castlefield make it perfect for city centre professionals wanting to be a stones throw from all city centre amenities. The apartment benefits from a stylishly appointed modern fully fitted kitchen with a range of integrated appliances and a contemporary shower room. Two good size bedrooms with the second bedroom boasting fitted furniture. The apartment also has access to a boarded loft (with full standing height) accessed via pull down ladder. Externally the apartment comes with a secure allocated parking space. NO ONWARD CHAIN.

Price £259,000

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

Entrance Hallway
Open entrance hallway with solid wood flooring, intercom access system, storage cupboard and loft access. Access to loft. Opening through to living room/kitchen and doors to both bedrooms and shower room.

Living Area
17'3" x 19'3"
Stunning corner aspect open plan living/kitchen area with continuation of solid wood flooring. Secondary glazed windows to front elevation. Vertical radiators. Television and telephone connection points. Halogen spotlights.

Kitchen
Modern fully fitted kitchen with cream gloss base units with complimentary solid oak work surfaces over. Integrated combi electric oven/microwave/grill. Ceramic hob with feature stainless steel extractor hood over. Integrated fridge/;freezer and dishwasher. Built in wine cooler. Window to side elevation.

Master Bedroom
12'1" x 8'9"
Fitted carpet, two secondary glazed windows to rear elevation. Vertical radiator.

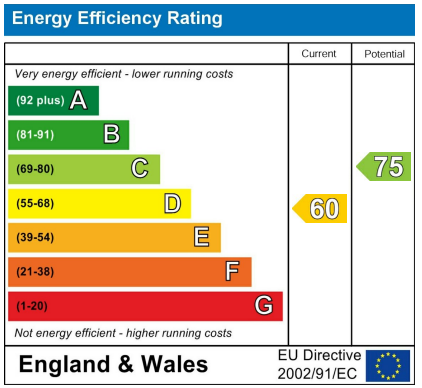
Bedroom Two
10'11" x 9'0"
Fitted carpet, secondary glazed windows to rear elevation. Vertical radiator. Fitted walnut bedroom furniture.

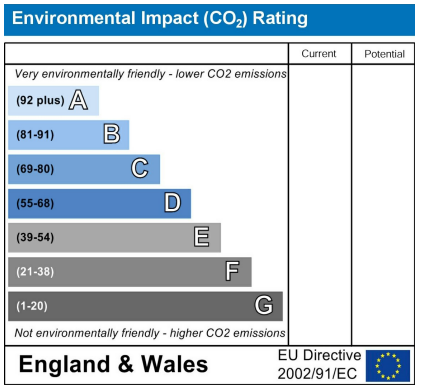
Shower room
Stylish walk in shower room with low level WC, semi pedestal basin. Feature mosaic tiling. Window to side elevation. Heated towel rail

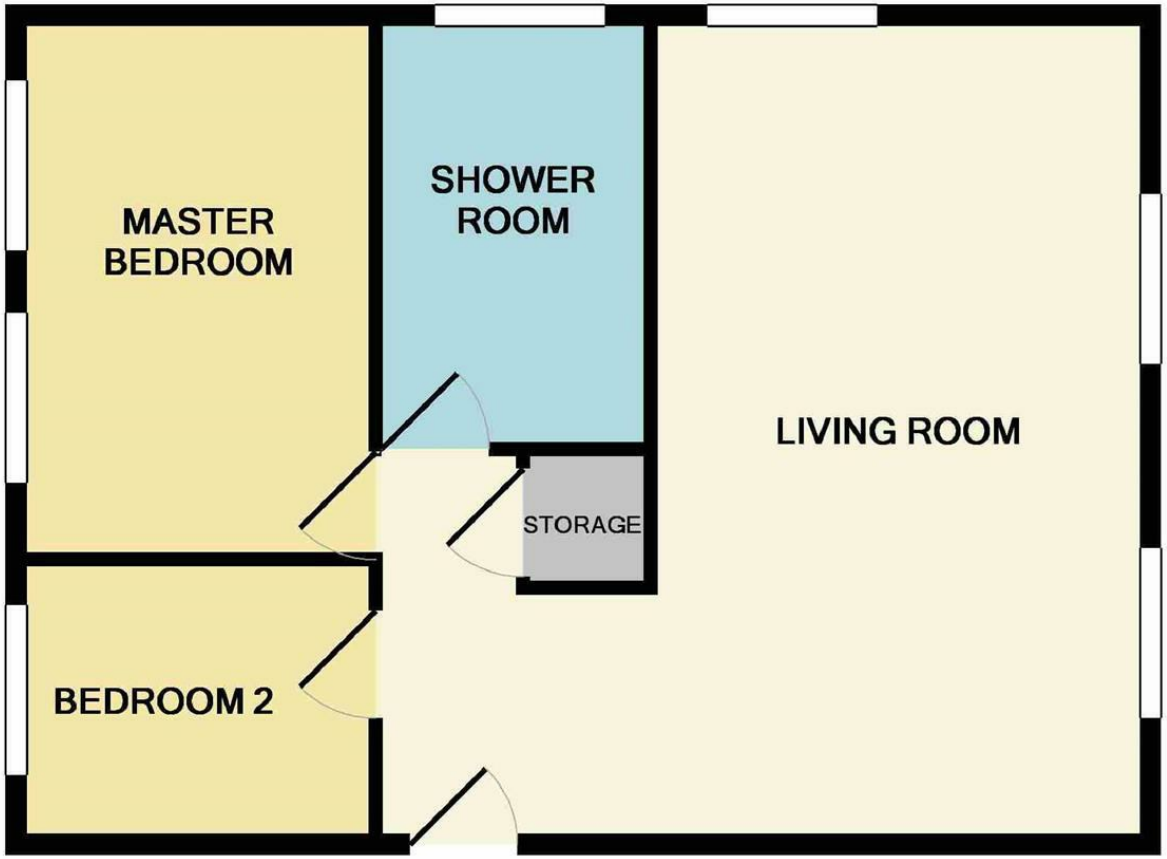
Externally
The property comes with a secure allocated parking space.

Additional Information
Management company is Riverside
Service charge - £170 per month (including ground rent)
Lease - 150 years from 1 November 1993
In the terms of the lease when you come to sell the property each property owner has to contribute back into the sinking fund. The amount contributed is based on the following formula, 0.5% of the sale price times by how many years you have owned property for.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk