



# Apt 51 Lake House, 66 Ellesmere Street, Castlefield, Manchester, M15 4QT

## EWS1 IN PLACE/MORTGAGE BUYERS INVITED

Jordan Fishwick are delighted to bring to the market this two double bedroom THIRD floor apartment located in the popular Castlefield Locks development which is within short walking distance to Deansgate. This immaculate apartment comprises of spacious entrance hallway, open plan corner aspect living/kitchen area. The kitchen is modern in design with integrated appliances such as a separate fridge freezer. Both bedrooms are generous size doubles and there is a stylishly appointed bathroom which is fully tiled and with a large fitted mirror. Viewing is strongly recommended. SECURE UNDERGROUND PARKING INCLUDED. On Site Concierge.

## Price £205,000

### Viewing arrangements

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

### Entrance Hall

Wooden flooring. Cupboard housing the boiler. Radiator. Ceiling lighting. Doors leading to all other rooms.

### Living Room/Kitchen

22'3" x 11'6"

Open plan to the living room, the kitchen comprises a range of wall and base units, built-in oven, four ring hob with extractor over, integrated fridge/freezer, integrated washing machine, stainless steel circular sink with mixer tap and drainer, under-unit lighting and spotlights. Double glazed window on corner aspect, laminate flooring, phone/tv point, intercom entry phone, radiator, spotlights and wall lighting.

### Bedroom One

19'8" x 13'1"

Fitted carpet. Spotlight. Wall mounted heater.

### Bedroom Two

13'1" x 12'9"

Fitted carpet. Spotlight. Wall mounted heater.

### Bathroom

7'10" x 7'10"

Three piece bathroom comprising bath with glass screen and shower attachment over, WC, wash hand basin with mixer tap, tiled flooring, partially tiled walls, , heated towel rail, wall mirror, spotlights and ceiling extractor.

## Externally

Concierge service. Lifts to all floors. Courtyard with bike storage.

## Additional Information

Ground rent - £200 per annum

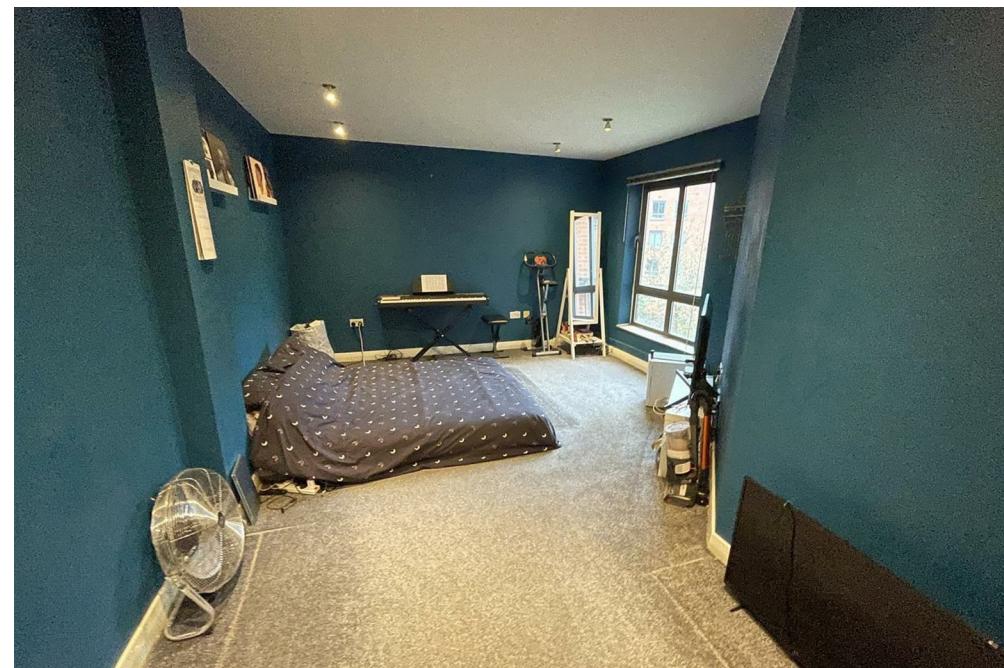
Service charges - £1372 per annum

Lease - 999 years from 1 January 2003

Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## GROUND FLOOR



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