
Ascend
kaleida
jordan fishwick

Apt 407 9 Burton Place, Castlefield, Manchester, M15 4LR

*EWS1 IN PLACE -
1 Years service charge covered by the owner on completion if asking price is achieved.
(currently £2628.34 per year)

Jordan Fishwick are pleased to offer for sale this two bedroom apartment on the 4th floor of Burton Place in the heart of Castlefield, just a stones throw away from Deansgate and Spinningfields. The apartment briefly comprises of: entrance hall with storage space plus airing cupboard (housing the washing machine), open plan living/dining room with access on to a balcony via bi-folding doors. There is also a fitted kitchen with integrated appliances. There are two bedrooms, master benefitting from fitted wardrobes. Well appointed modern bathroom. Lifts to all floors. The Property also benefits from a parking space. No Chain.

Asking Price £185,000

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

The Building
Close to the Manchester Bridgewater Canal and Roman Fort, Castlefield is a popular choice for residents who want easy access into Manchester`s bustling city centre. Terraces at The Wharf, Dukes 92 and Alberts provide the perfect setting meeting venues. There is easy access onto Manchester`s inner ring road or you are within a short walk to Cornbrook tram stop.

Entrance Hall
Long hallway with double storage cupboard, separate airing cupboard and wooden floor.

Living/Dining Room
19'3" x 10'11"
This spacious room has a wooden floor, electric heaters, sliding door to bedroom two and large concertina folding doors to the balcony. It also leads to the kitchen.

Kitchen
10'0" x 5'4"
Modern fitted kitchen with wall and base units, one and a half bowl sink unit, integrated oven, hob and extractor hood, fridge/freezer and dishwasher. Tiled floor.

Bedroom One
8'3" x 12'11"
Double glazed floor to ceiling window. Electric heater. Built in desk unit. Sliding door to living room.

Bedroom Two
11'0" x 8'7"
Double glazed floor to ceiling window. Electric heater and double fitted wardrobe

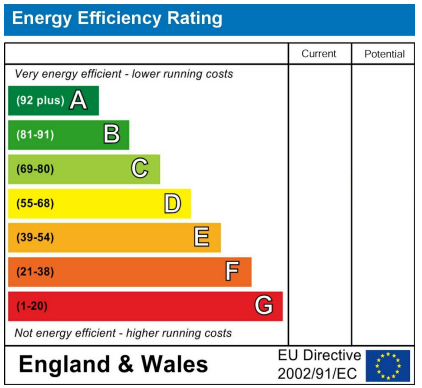
Bathroom
6'5" x 5'6"
Three piece suite with enclosed shower cubicle, rain attachment and mixer, wash hand basin and w.c. Heated towel rail and tiled floor.

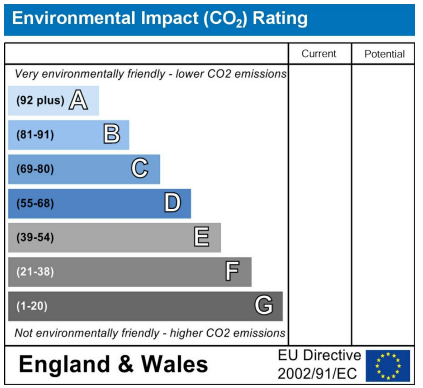
Externally
Balcony off the living room with folding shutters.

Additional Information
Service charge (inclusive of buildings insurance): £2,628.34
Annual ground rent: £504.76
Length of lease: 999 years from 2003
Management company: Realty Management Ltd
The new owner will be liable to pay 0.25% paid into the sinking fund X the number of years that you have owned it for. when you come to sell.

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.

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.






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