jordan fishwick

Apt 514 Potato Wharf, Castlefield, Manchester, M3 4BD

Nestled in the picturesque Potato Wharf area of Castlefield, this delightful apartment offers a unique blend of modern living and serene waterside charm. With two well-proportioned bedrooms and two bathrooms, this property is ideal for both professionals and small families seeking comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The apartment's design maximises natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen complements the living space, making it a joy to prepare meals.

One of the standout features of this property is the included parking space, a rare find in such a desirable location. This added convenience allows for easy access to the vibrant city centre, which is just a short distance away, offering a plethora of shops, restaurants, and cultural attractions.

Offers Over £215,000

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

The Building
The property is offered with no onward chain, making it an attractive option for those looking to move swiftly.

In summary, this apartment at Potato Wharf presents an excellent opportunity for those seeking a stylish home in a sought-after area. With its waterside location, modern amenities, and the convenience of parking, it is a property not to be missed. *It is important to note that cladding remediation is set to commence soon, which may affect financing options, as only the 6 major lenders will be available for this property. Remediation is fully funded we have a letter on intent to fund from Lendlease on file*

Entrance Hall
Utility cupboard with water heater, plumbing for washing machine and storage space.

Living Room/Kitchen
27'1" x 12'4"
A spacious room with floor-to-ceiling windows providing excellent natural light. Living area with carpeted floor and electric heater. Kitchen area with tiled floor, fitted base and wall units, peninsula unit incorporating a breakfast bar, integral electric oven and hob with extractor hood, sink with mixer tap, recessed downlighters, integral fridge/freezer, dishwasher and microwave.

Bedroom One
14'11" x 8'11"
Window, carpeted floor, electric heater. Door to:

En-suite
Shower cubicle, wash basin, WC, tiled splashbacks and floor, heated towel rail.

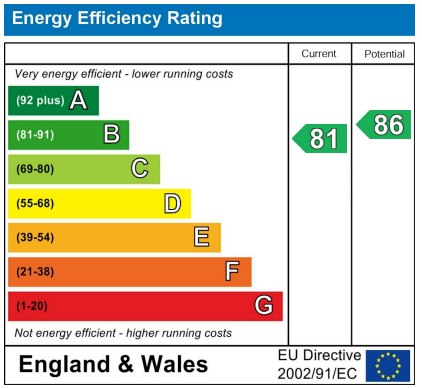
Bedroom Two
11'3" x 8'10"
Window, carpeted floor, electric heater.

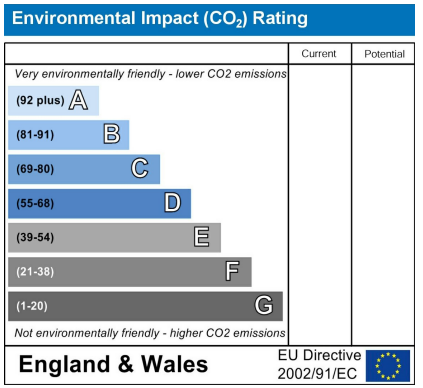
Bathroom
Panelled bath with shower over, wash basin, WC, tiled splashbacks and floor, heated towel rail.

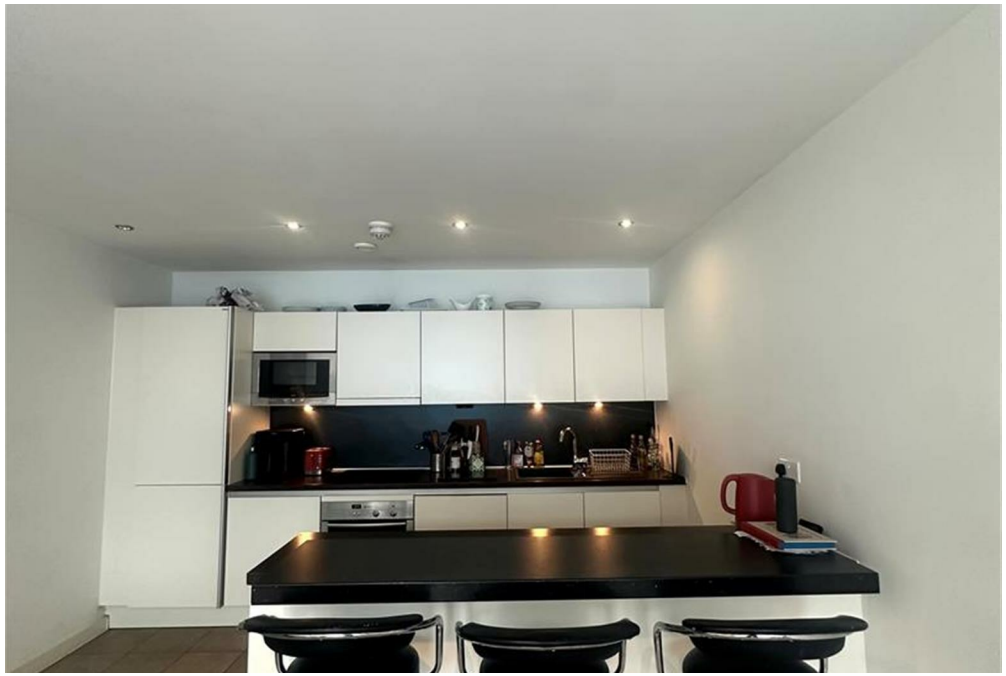
Externally
Secure parking included. Lifts to all floors. On site caretaker. Bike storage.

Additional Information
Lease - 150 years from 1st January 2007
Ground rent: £300 per annum (After 25 years, the rent will increase with RPI, then increases every 10 years)
Service charge: £3368.16 per annum. A further building insurance charge (currently approximately £780 applies.
Council tax band - D
Managing agents - Living City

Agent 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.







5TH FLOOR

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

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