



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

*EWS1 IN PLACE -

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 £195,000

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 were 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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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